

FEE \$ 10.00
TCP \$ 0
SIF \$ 292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 82737



Your Bridge to a Better Community

BLDG ADDRESS 2669 DAHLIA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 3950

TAX SCHEDULE NO. 2945-021-18-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CHERRY HILL SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 3950

FILING N/A BLK N/A LOT 12 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER KRAMER, LINDA & CLIFFORD NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 759 HORIZON DRIVE USE OF EXISTING BUILDINGS New Single Family

(1) TELEPHONE 234-7100 DESCRIPTION OF WORK & INTENDED USE n

(2) APPLICANT MONUMENT HOMES TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 759 HORIZON DRIVE

(2) TELEPHONE 234-7100

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 20 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date December 21, 2001

Department Approval [Signature] Date 12/28/01

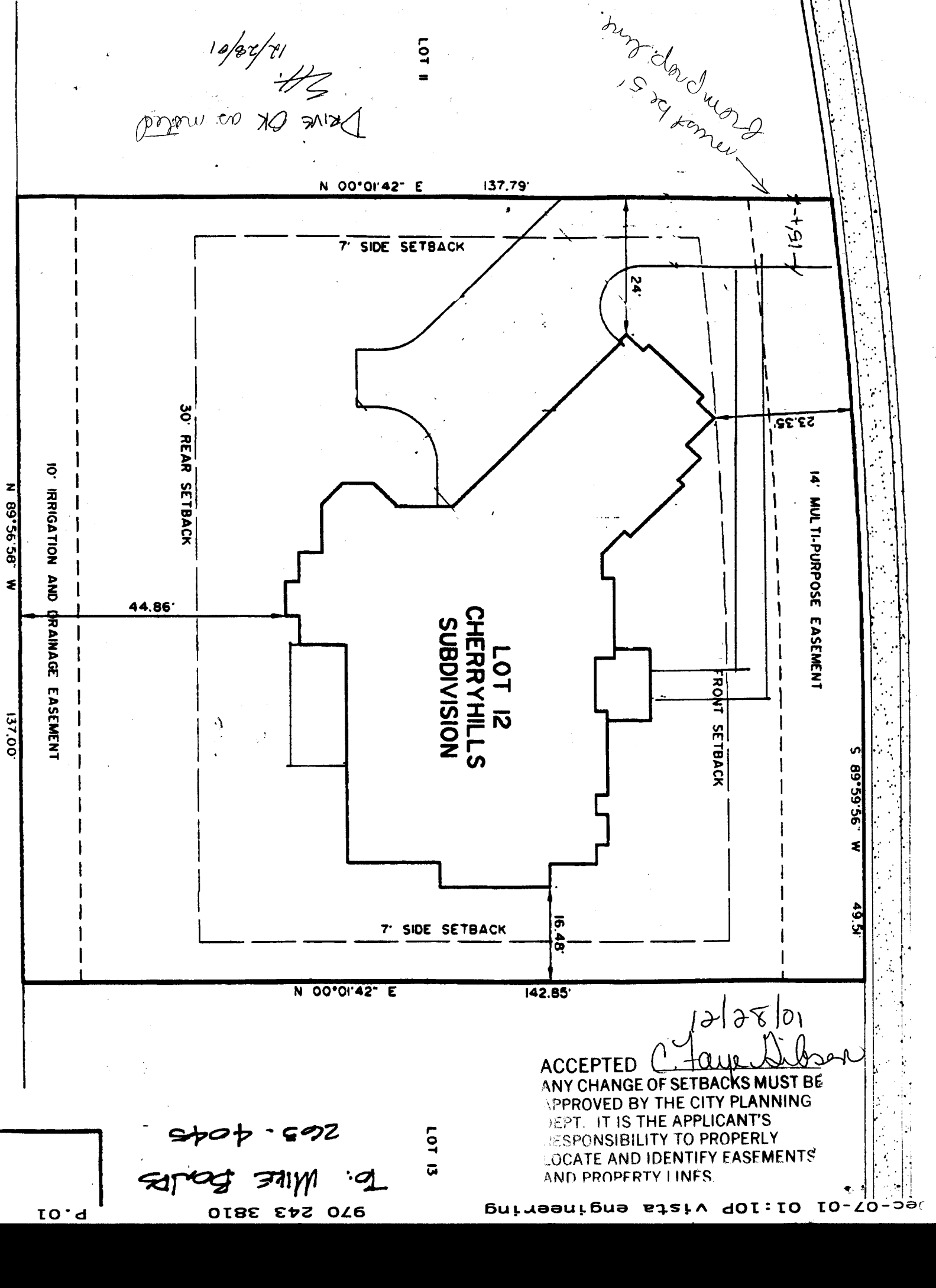
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14463</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/28/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRIVE OK as marked  
 S.H.  
 12/28/01

new driveway from prop. line



ACCEPTED *C. Jane Gibson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

To: WILIE BOLDS  
 265-4045  
 970 243 3810