

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80216



Your Bridge to a Better Community

BLDG ADDRESS 664 Jubilee SQ. FT. OF PROPOSED BLDGS/ADDITION 3500 #
 TAX SCHEDULE NO. 2945-021-18-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cherry Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 3500 #
 FILING — BLK — LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Brack Higginbottom USE OF EXISTING BUILDINGS S/F
 (1) ADDRESS 3137 Crestridge DESCRIPTION OF WORK & INTENDED USE S/F
 (1) TELEPHONE 255-7400 TYPE OF HOME PROPOSED:
 (2) APPLICANT LGD Constenson Site Built Manufactured Home (UBC)
 (2) ADDRESS 2315 Hall Ave Manufactured Home (HUD)
 (2) TELEPHONE 243-6471 Other (please specify) _____

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 6-11-2001
 Department Approval [Signature] Date 6/15/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14035</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/15/01</u>

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

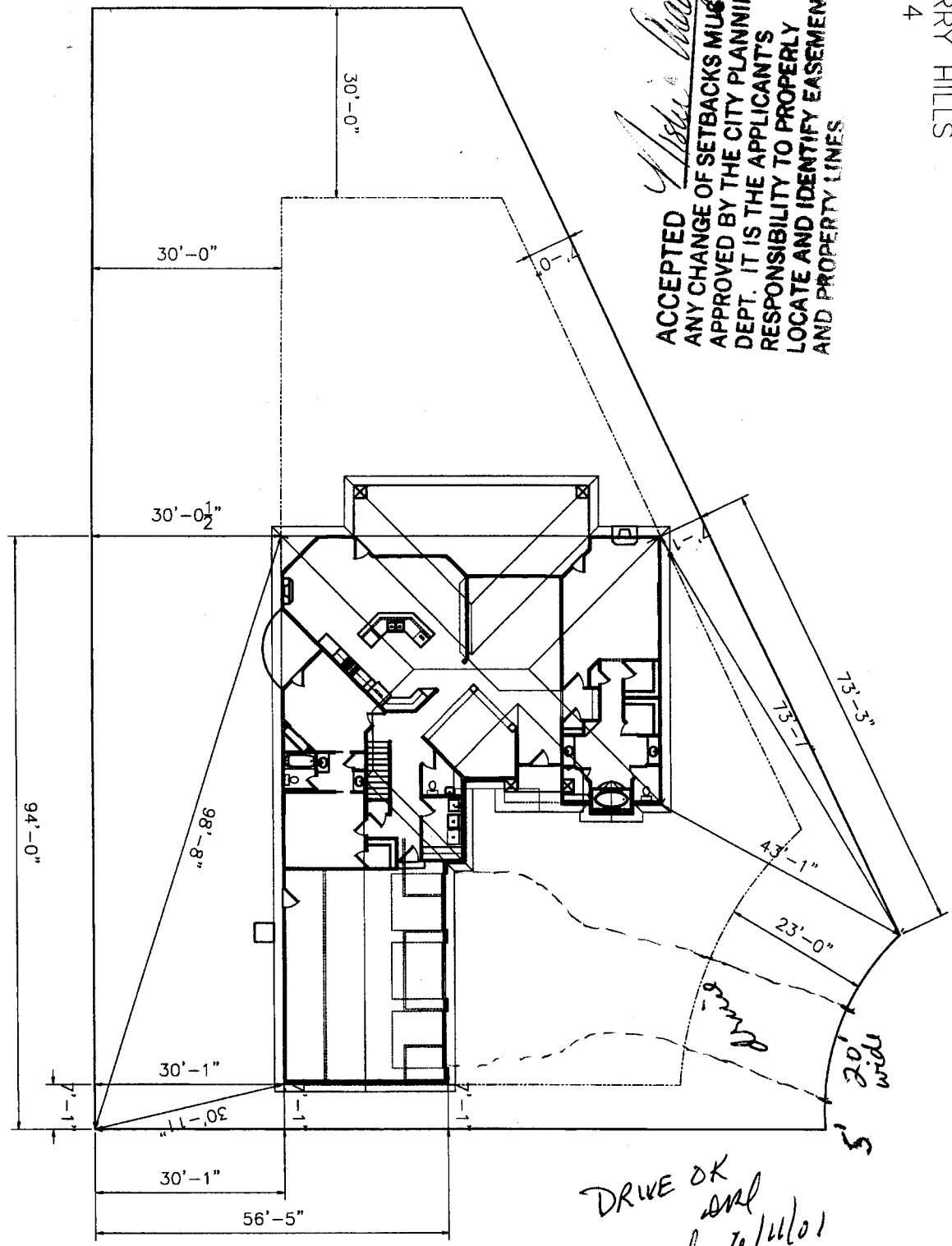
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.

CHERRY HILLS
 LOT 4

2/19/07

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



DRIVE OK
and
2/19/07

*664 Jubilee
 Cherryhill
 Sub.*

SHEET 1
 1/8" = 1'-0"
 1-3-01
 AUTO DRAFT
 DATE

**HIGGINBOTHAM RESIDENCE
 PLOT PLAN**

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

REVISIONS
1
2
3
4
5
6
7
8