

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 84960



attached  
 living # 2568  
 Garage # 830  
 ↳ total 3398

BLDG ADDRESS Lot 2 Cherry Hill Subd. 665 Jubilee Ct. GJ 81506 SQ. FT. OF PROPOSED BLDGS/ADDITION 2568

TAX SCHEDULE NO. 2945-021-18-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cherry Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 3,398

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Jeffrey A. Angela J. Himes NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 3087 GJ CO 81502 USE OF EXISTING BUILDINGS n/a

(1) TELEPHONE 970-243-7467 DESCRIPTION OF WORK & INTENDED USE residential home

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

(2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**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 about the parcel.**

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

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

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2

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

CENSUS 10 TRAFFIC 23 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 Angela J. Himes Date May 8, 2002

Department Approval Faye Hubson Date 5/10/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>Roth/Kanover</u>	Date	<u>5-10-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

5/10/02

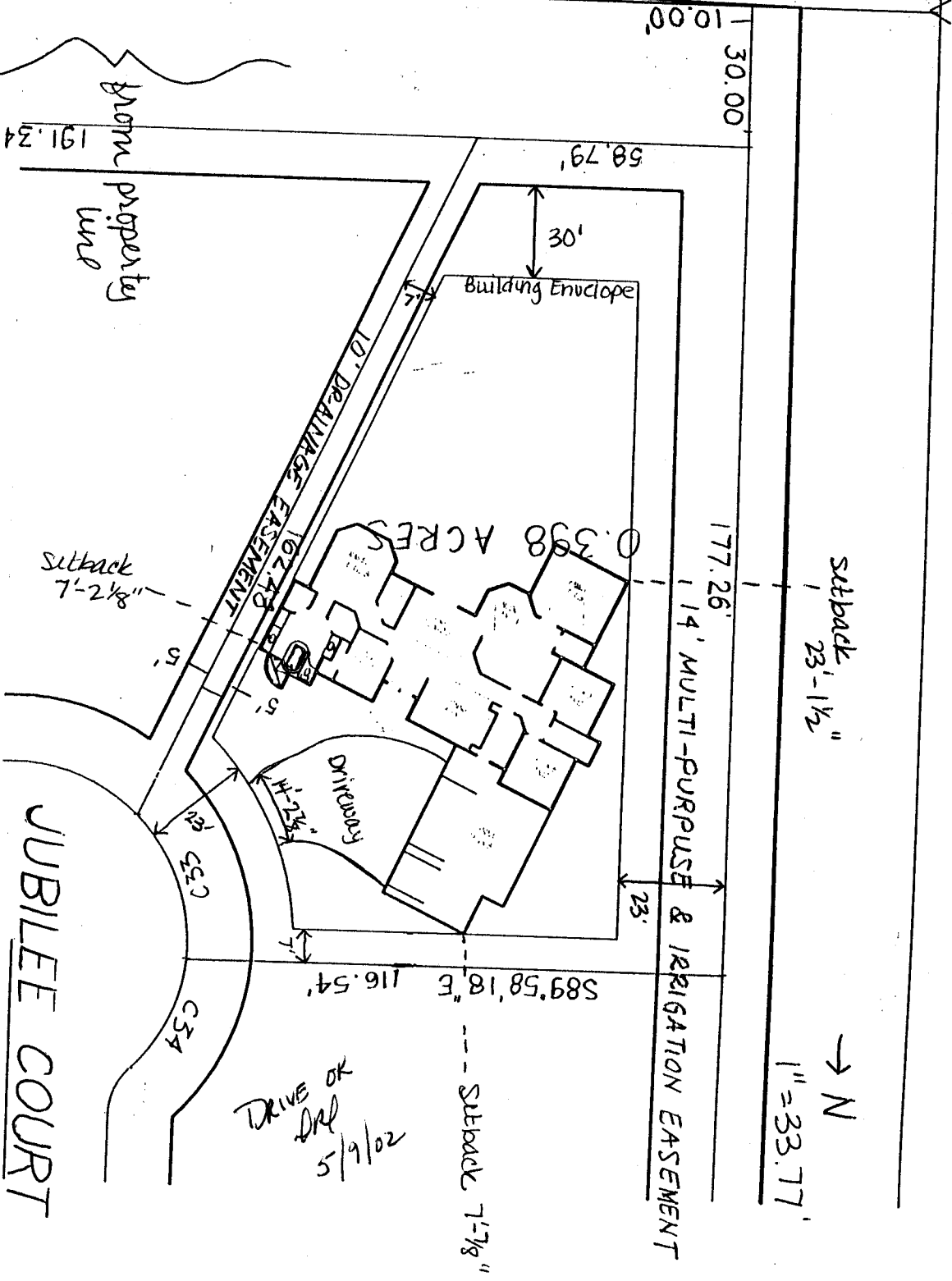
C. Faye Hansen

ACCEPTED  
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

26-1/2 ROAD (NORTH SEVENTH STREET)

26 1/2 Rd front  
atback 23'-1 1/2"  
Jubilee Ct. front  
atback 42.22'  
Rear atback 86.79'

n. Side atback 7'-7 1/8"  
SE Side atback 7'-2 1/8"



114' MULTI-PURPOSE & IRRIGATION EASEMENT

JUBILEE COURT

DRIVE OR DRP  
5/9/02

Setback 7'-7 1/8"

1" = 33.77'