

FEE \$	10,000
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 84104



Your Bridge to a Better Community

BLDG ADDRESS 6660 Cordial Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2890 House
999 GARAGE

TAX SCHEDULE NO. 2945-021-18-009 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Cherry Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2890

FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Stremel Homes LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 816 ELberta Palisade USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 234-5493 DESCRIPTION OF WORK & INTENDED USE Single Fam Res

(2) APPLICANT Same 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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4 Maximum coverage of lot by structures 5090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 ANNEX# _____

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 4-9-02

Department Approval 76. Pat Bushman Date 4-15-02

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14755</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/15/02</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)

Lot 10

Cherry Hill Sub
Lot 9
660 Cordial Ct
8' 0"

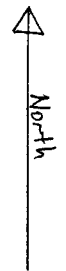
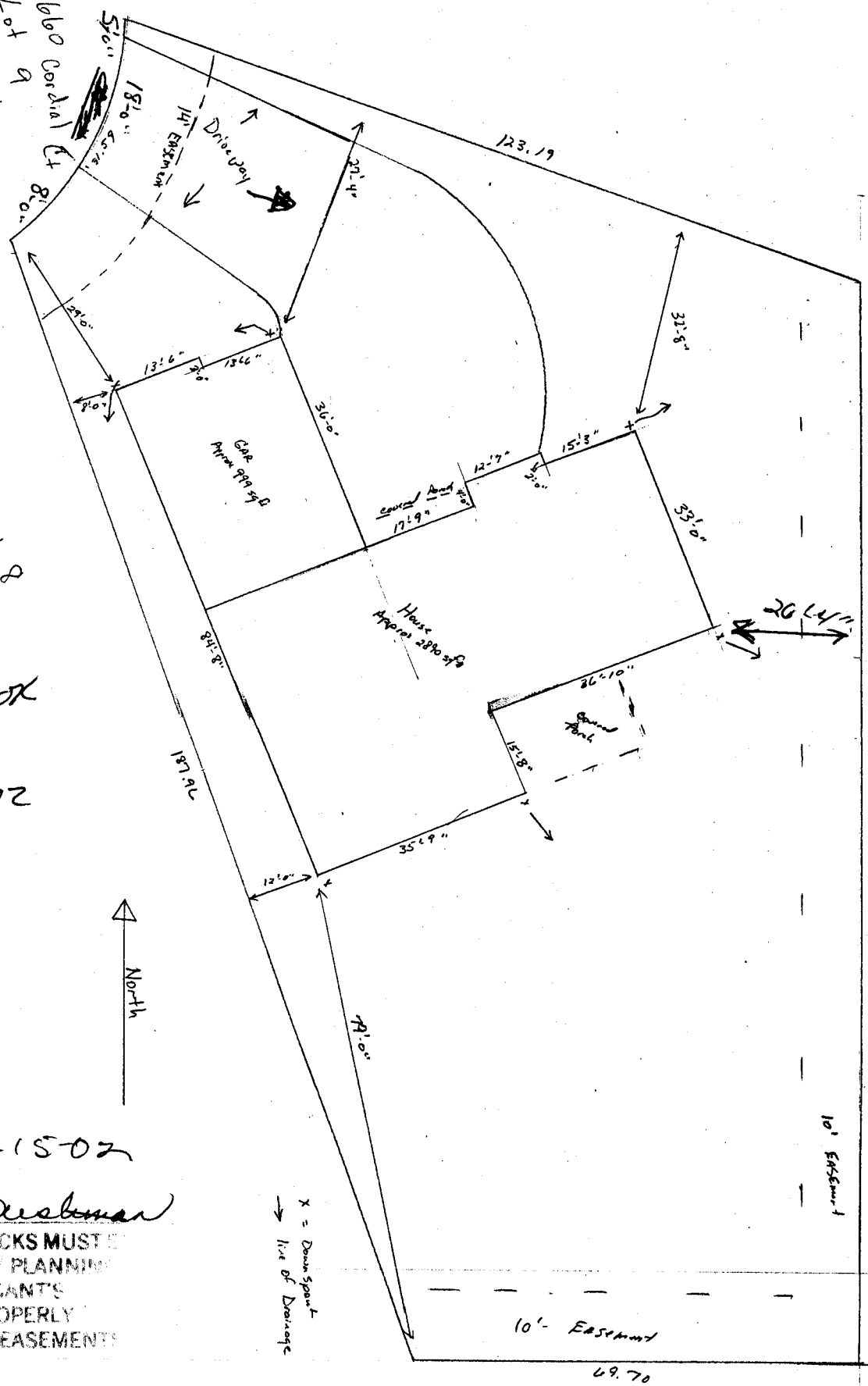
Lot 8

DRIVE OK
DKP
4/11/02

4-1502

Pat Bushman

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.



X = Down Spout
- - - Line of Drivage