

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84783



Your Bridge to a Better Community

BLDG ADDRESS 2652 DAHLIA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2150#

TAX SCHEDULE NO. 2945-021-18-024 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION CHERRY HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2150#

FILING 1 BLK 1 LOT 24

(1) OWNER MR & MRS. ROLLER NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 576 GREEN CT. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 523-1854 USE OF EXISTING BUILDINGS 0

(2) APPLICANT GARY D. DERUSH DESCRIPTION OF WORK & INTENDED USE NEW HOME!

(2) ADDRESS 824 26 RD. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) TB

(2) TELEPHONE 234-0056

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)
 or — from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL

Permanent Foundation Required: YES NO

Maximum Height 35' Parking Req'mt 2

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 Gary D. DeRush Date 6-10-02

Department Approval AH Gaylen Henderson Date 6-11-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15016</u>
Utility Accounting	<u>U. Bensley</u>		Date <u>6/11/02</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)

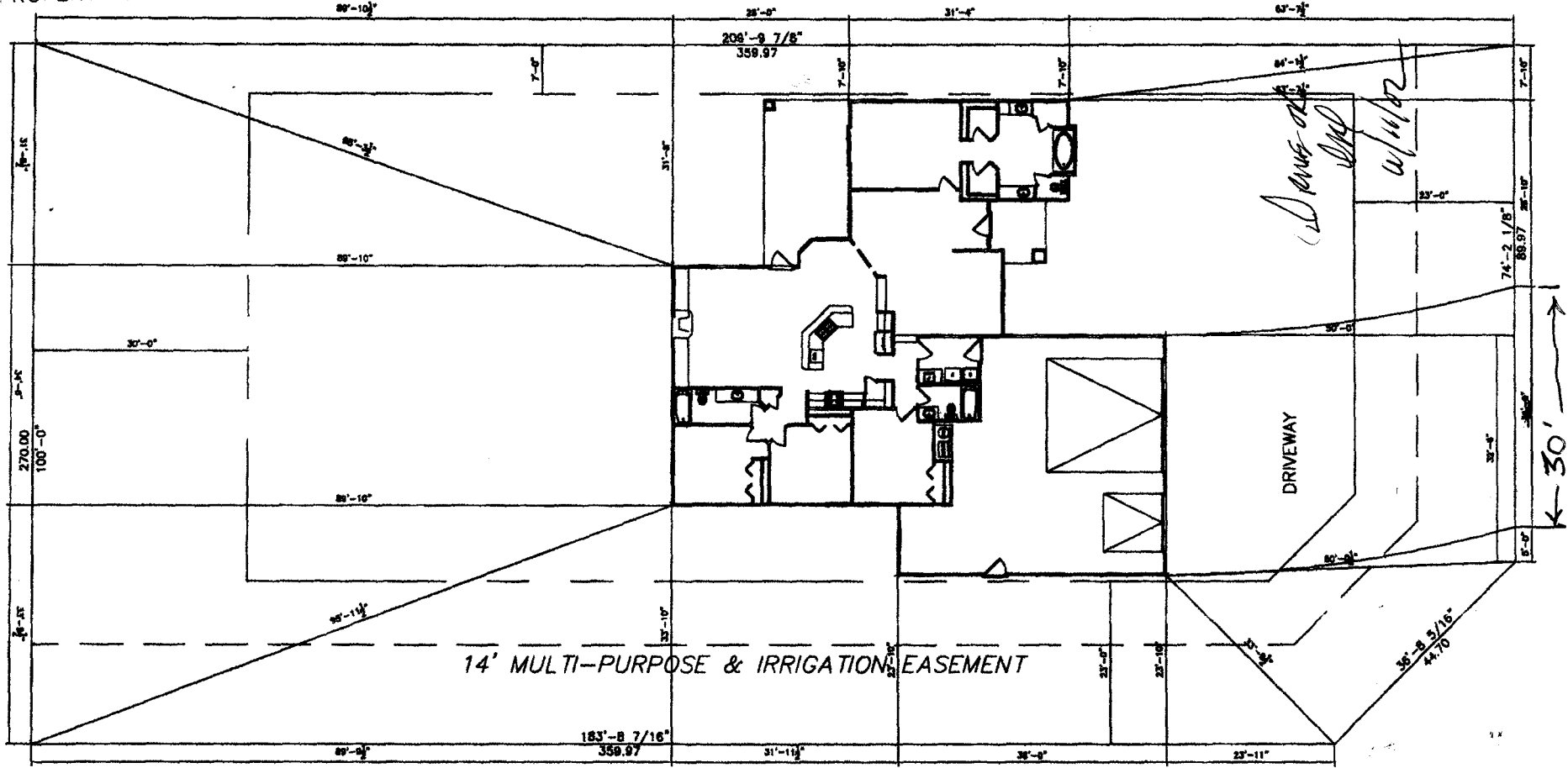
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
BEFORE PROCEEDING TO CONSTRUCTION.

6-11-02
ACCEPTED *Daylan Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT AS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

CHERRYHILL SUBDIVISION

2652 DAHLIA CT.

LOT 24 0.474 ACRES



26-1/2 ROAD (NORTH SEVENTH STREET)

