

FEE \$ <u>10.00</u>
TCP \$
SIF \$



2

BLDG PERMIT NO. <u>None</u>
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**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS <u>3010 Cloverdale Court</u>	TAX SCHEDULE NO. <u>2945-023-21-014</u>
SUBDIVISION <u>Northridge Filing 2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>65 sq'</u>
FILING BLK <u>5</u> LOT <u>14</u>	SQ. FT. OF EXISTING BLDG(S) <u>2578</u>
(1) OWNER <u>Joe and Luann Lessard</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3010 Cloverdale Court</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>245-2995</u>	USE OF EXISTING BLDGS <u>residence remodel</u>
(2) APPLICANT <u>Hilgenfeld Construction</u>	DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS <u>683 25 Road</u>	
(2) TELEPHONE <u>243-4048</u>	<u>Extend bedroom 10' x 6'5", add gable front roof over 2' of garage</u>

**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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height <u>35'</u>	CENSUS _____ TRAFFIC _____ 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 <u>[Signature]</u>	Date <u>2-18-03</u>
Department Approval <u>[Signature]</u>	Date <u>2/18/03</u>
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____	
Utility Accounting <u>[Signature]</u>	Date <u>2/18/03</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)

CLOVERDALE COURT

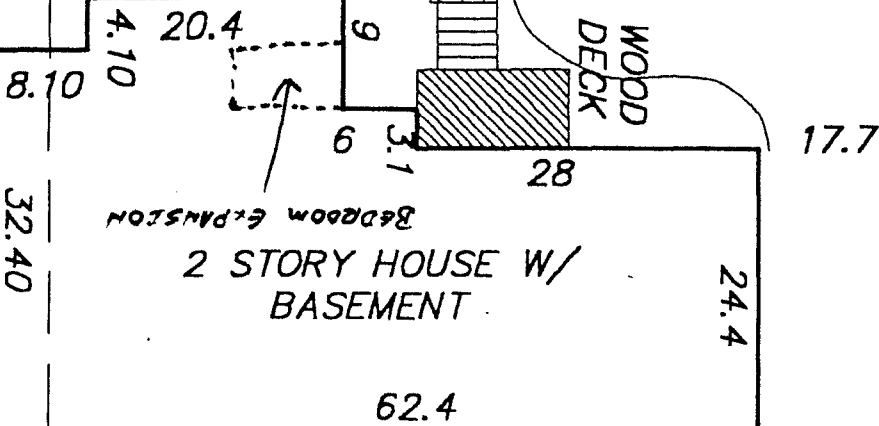
N 00°01'48" W 70.00

6' esmt. Bk. 1135 Pg. 569

51.2

7.5' ACCESS EASMT. BK. 969, PG. 436

N 89°58'12" E 139.40



15' utility and irrigation easement  
Book 1132 Page 679

ACCEPTED

*W. M. Major 2/18/03*

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.

20' utility and irrigation easement

PED.

IRR. OPUMP

15' UTILITY & IRR. EASEMENT

6in CONC. CURB

GARDEN

FD. #5  
REBAR

S 00°00'59" E 90.00