

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

77867-39A10
 BLDG ADDRESS 660 Cordial Ct.

SQ. FT. OF PROPOSED BLDGS/ADDITION 100 sq.

TAX SCHEDULE NO. 2945-021-18-009

SQ. FT. OF EXISTING BLDGS 2956 sq ft.

SUBDIVISION Cherry Hill

TOTAL SQ. FT. OF EXISTING & PROPOSED 3056 sq ft.

FILING _____ BLK _____ LOT 9

NO. OF DWELLING UNITS:

(1) OWNER Heidi Ryan + Heidi Scotting

Before: 1 After: 1 this Construction

(1) ADDRESS 660 Cordial Ct.

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE _____

Before: 1 After: 2 this Construction

(2) APPLICANT M. Worley Contracting

USE OF EXISTING BUILDINGS (Pool House/Bath Room)

(2) ADDRESS 3226 Bunting Ave.

DESCRIPTION OF WORK & INTENDED USE Home

(2) TELEPHONE 434 7038

TYPE OF HOME PROPOSED:

____ Site Built ____ Manufactured Home (UBC)

____ Manufactured Home (HUD)

Other (please specify) Pool House

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 _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 M. Worley Contracting Michael Worley Date 3-15-04

Department Approval Gaylen Henderson Date 3-15-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pool House</u>
Utility Accounting <u>[Signature]</u>		Date <u>3-15-04</u>	

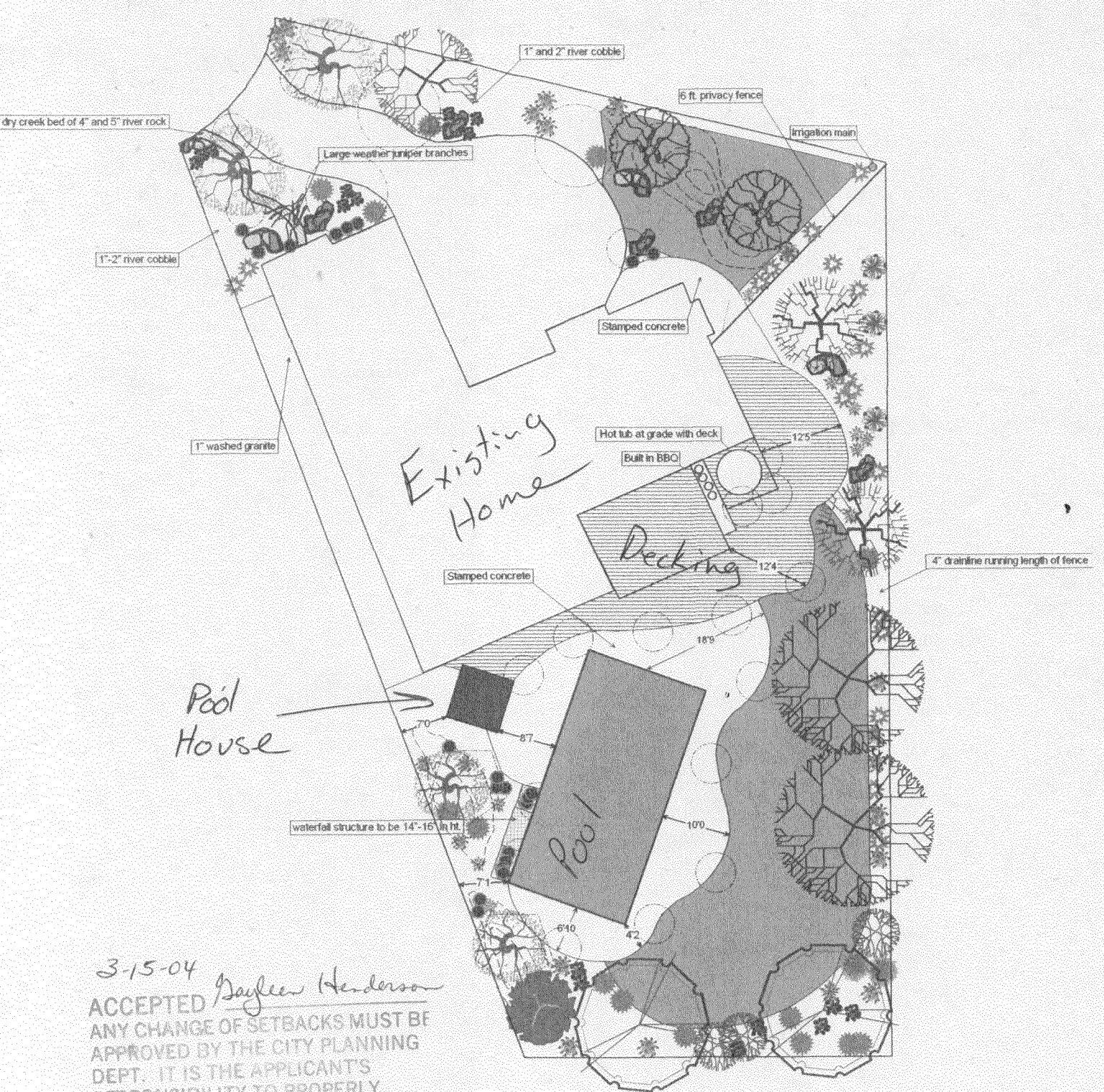
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



3-15-04
 ACCEPTED *Dayleen Henderson*
 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.