

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2654 Dahlia Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2098 House GAR: 867

TAX SCHEDULE NO. 2945-021-18-023 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Cherry hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2098 + 867

FILING 1 BLK 1 LOT 23 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 Ave USE OF EXISTING BUILDINGS Smyle Fam Res

(1) TELEPHONE Palisade 201-6444 DESCRIPTION OF WORK & INTENDED USE New Const

(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 R5F-4 Maximum coverage of lot by structures 50%

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 B 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).

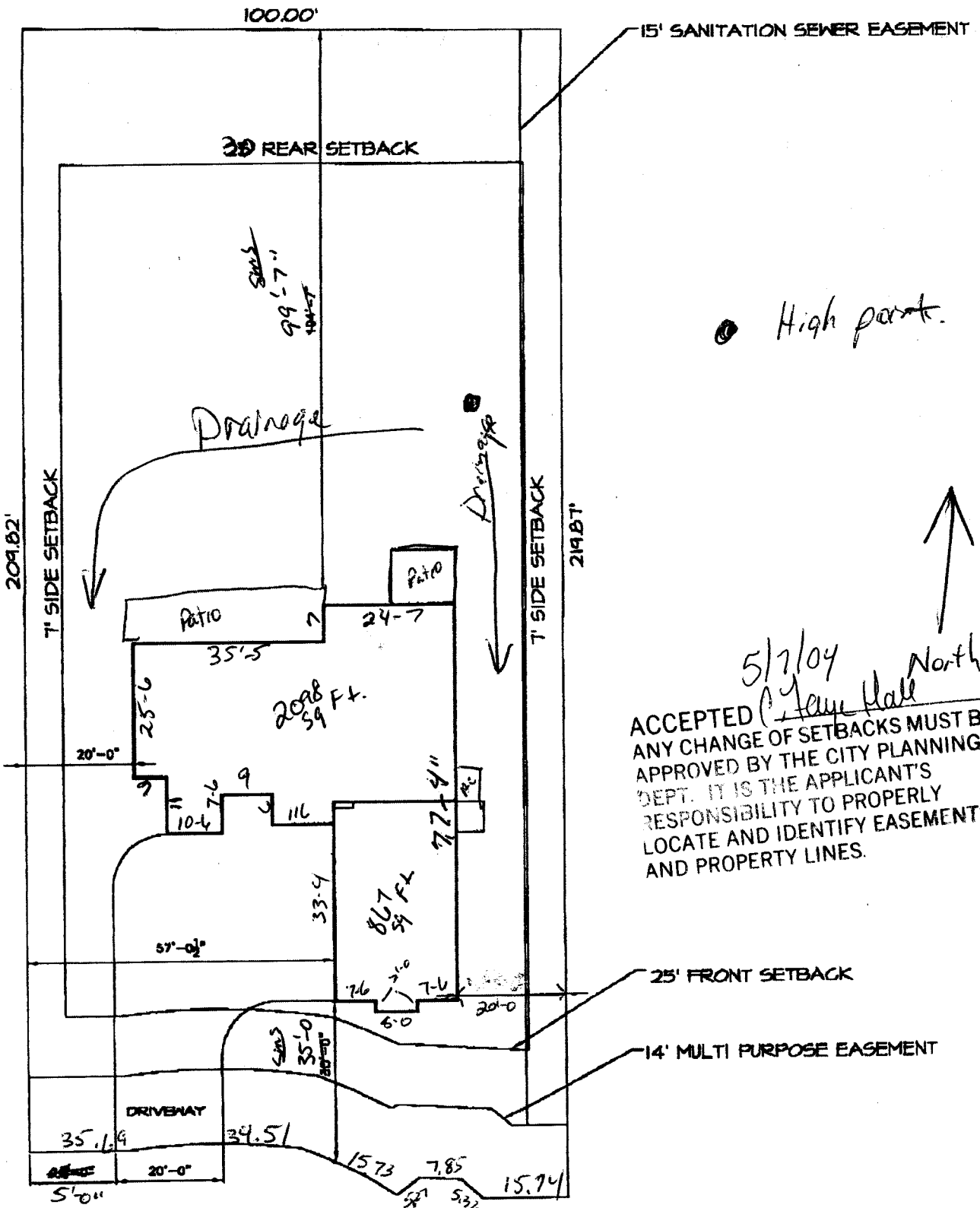
Applicant Signature [Signature] Date \_\_\_\_\_

Department Approval [Signature] Date 5/17/04

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O No. <u>17224</u>
Utility Accounting <u>[Signature]</u> Date <u>5/17/04</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)



High point.

5/7/04  
 ACCEPTED Yancy Hall North  
 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.

2654 DAHLIA COURT  
 LOT 23 CHERRYHILL  
 SUBDIVISION

*du*  
*w*  
 5/5/04