

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

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

BLDG PERMIT NO. _____

Building Address 2666 DAHLIA CT
 Parcel No. 2945-021-18-017
 Subdivision Cherryhill
 Filing _____ Block _____ Lot 17

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 200 Sq. Ft. Proposed 560
 Sq. Ft. of Lot / Parcel 18469
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2760
 Height of Proposed Structure 22

OWNER INFORMATION:

Name LB GOLTER
 Address 2666 DAHLIA CT
 City / State / Zip GRAND JCT CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SITTING ROOM

APPLICANT INFORMATION:

Name LB GOLTER
 Address 2666 DAHLIA CT
 City / State / Zip Grand Jct CO 81506
 Telephone 970 260 1547

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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) Permanent Foundation Required: YES _____ NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 4/5/2005
 Department Approval Gayleen Henderson Date 4-5-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>4/5/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

HOUSE SITE PLAN

LOT 17

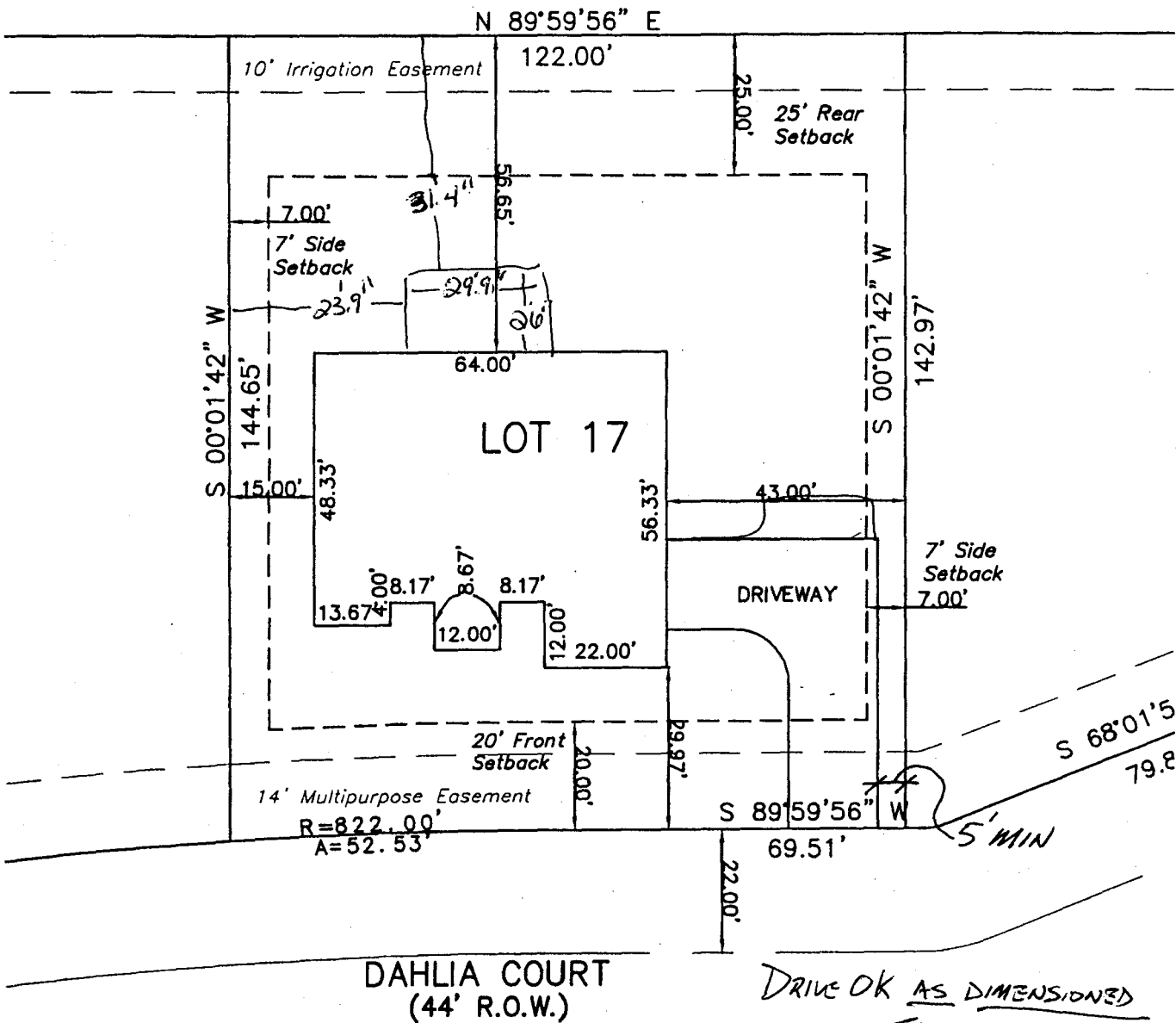
CHERRYHILL SUBDIVISION

2666 DAHLIA COURT

GRAND JUNCTION, MESA COUNTY, COLORADO

4-5-05
ACCEPTED *Gayle 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.

10/2/00
ACCEPTED *C. Lave Peterson*
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.



DAHLIA COURT
(44' R.O.W.)

DRIVE OK AS DIMENSIONED

SH
10/2/00

