

DATE SUBMITTED 1/28/93

BUILDING PERMIT NO. 45892

FEE \$ 5⁰⁰

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

BLDG ADDRESS 663 ROUNDHILL DR.
SUBDIVISION ROUNDHILL SUB
FILING _____ BLK _____ LOT 9
TAX SCHEDULE NO. 2945-021-06-003
OWNER ROBERT HANNA
ADDRESS 663 ROUNDHILL DR.
TELEPHONE _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 386
SQ. FT. OF EXISTING BLDG(S) _____
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
DESCRIPTION OF WORK AND INTENDED USE:
GREAT ROOM ADDITION

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-1
SETBACKS: Front 20 from property line or from center of ROW, whichever is greater
Side 15 from property line
Rear 30 from property line
Maximum Height 32
Maximum coverage of lot by structures 25%

DESIGNATED FLOODPLAIN: YES _____ NO
GEOLOGIC HAZARD: YES _____ NO
CENSUS TRACT 10 TRAFFIC ZONE 20
PARKING REQ'MT N/A
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

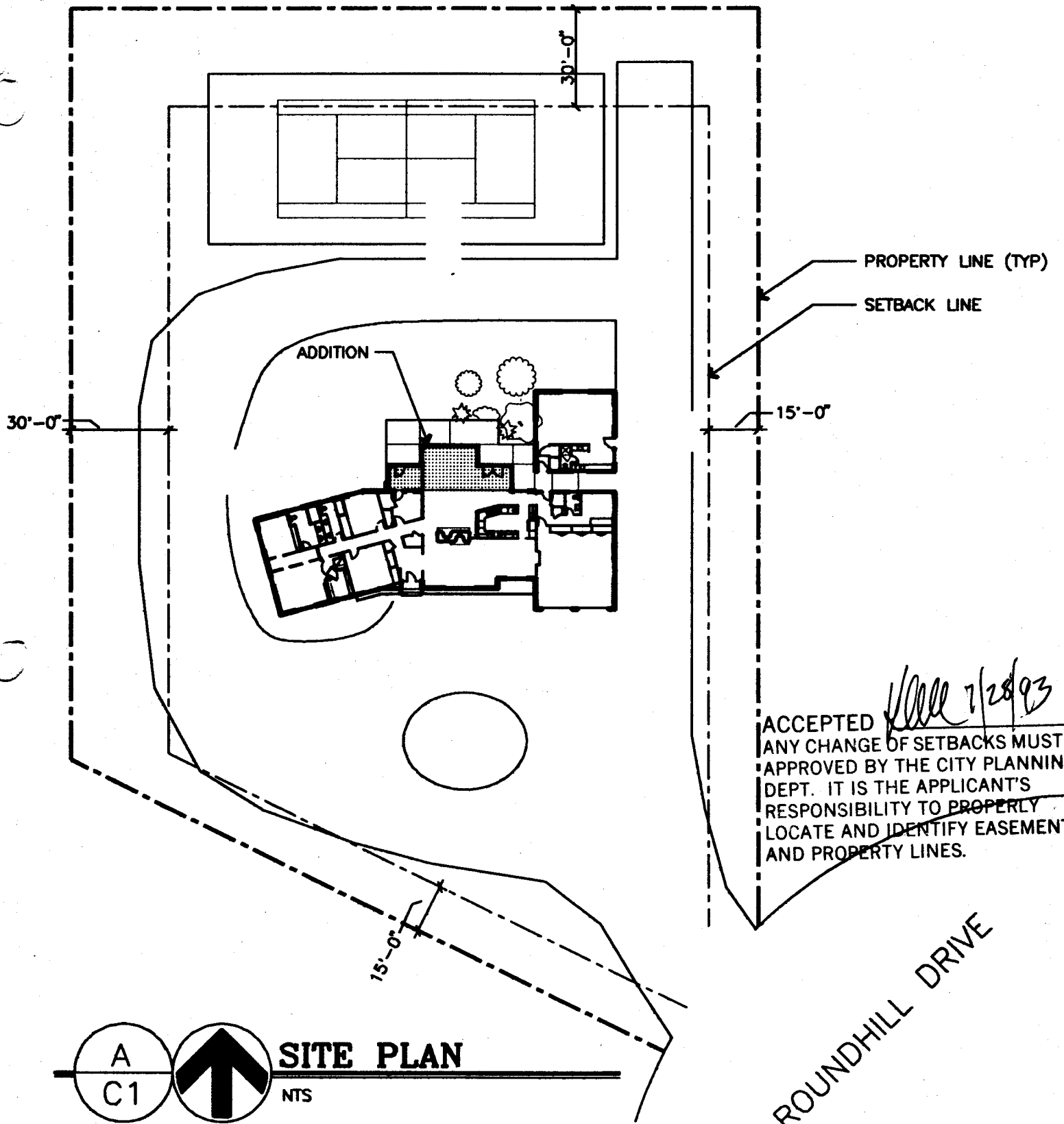
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature]
Date Approved 1/28/93

Applicant Signature [Signature]
Date 1-28-93

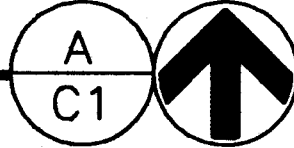
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)



ACCEPTED *[Signature]* 7/28/93
 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.

ROUNDHILL DRIVE



SITE PLAN
 NTS

HANNA RESIDENCE REMODEL AND ADDITION
 663 ROUNDHILL DR, GRAND JUNCTION, CO
 RSF-1