

DATE SUBMITTED: 3-23-93

PERMIT NO. #44585

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 653 Roundhill Dr.

SQ. FT. OF BLDG: 5000

SUBDIVISION Roundhill

SQ. FT. OF LOT: M4 B.

FILING # — BLK # — LOT # 5

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-021-07-011

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Doug Simons

USE OF EXISTING BUILDINGS: RESIDENCE

ADDRESS 653 Roundhill Dr

TELEPHONE: 242-6197

DESCRIPTION OF WORK AND INTENDED USE: RESIDENCE

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE RSF-1

FLOODPLAIN: YES — NO —

SETBACKS: FRONT —

GEOLOGIC HAZARD: YES — NO —

SIDE 3 REAR 3

CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT —

PARKING REQ'MT —

LANDSCAPING/SCREENING REQUIRED: —

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 Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

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



Department Approval



Applicant Signature

3-24-93

Date Approved

3-23-93

Date

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

SCALE 1"=25'

Entrance Drive  
86.48'

84.0'

30.0'

10.0'

36.82'

ACCEPTED  
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.

GARAGE

Addition

172.98'

SETBACK 15'

RESIDENCE

SETBACK 15'

1500 GALL. SEPTIC TANK

20'± (AS PER COUNTY SPECIFICATIONS)

NEW PATIO AREA

LEACH FIELD - SEE LEACH FIELD DIAGRAM

NOTE:  
LEACH FIELD TO BE STEPPED TO MATCH GROUND ELEVATIONS

REPLACEMENT FIELD

236.06'

653 Roundhill Dr.