

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO.	51780
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



3021-4000-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 299 ROUND HILL DR. TAX SCHEDULE NO. 2945-021-13-021

SUBDIVISION HORIZON GLEN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER MR & MRS HARVEY NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 616 E INDIAN CREEK DR. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____ USE OF EXISTING BLDGS NONE

(2) APPLICANT GARY D. DERUSH DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 609 MEANDER DR. _____

(2) TELEPHONE 260-0057 NEW HOME

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

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

Side 10'/20' from PL Rear easement from PL Special Conditions _____

Maximum Height _____

CENS.T. 10 T.ZONE 20 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Gary D. Derush Date 4/14/95

Department Approval Ronnie Edwards Date 4/14/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8244 - S/F

Utility Accounting Mellie Fowler Date 4-14-95

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

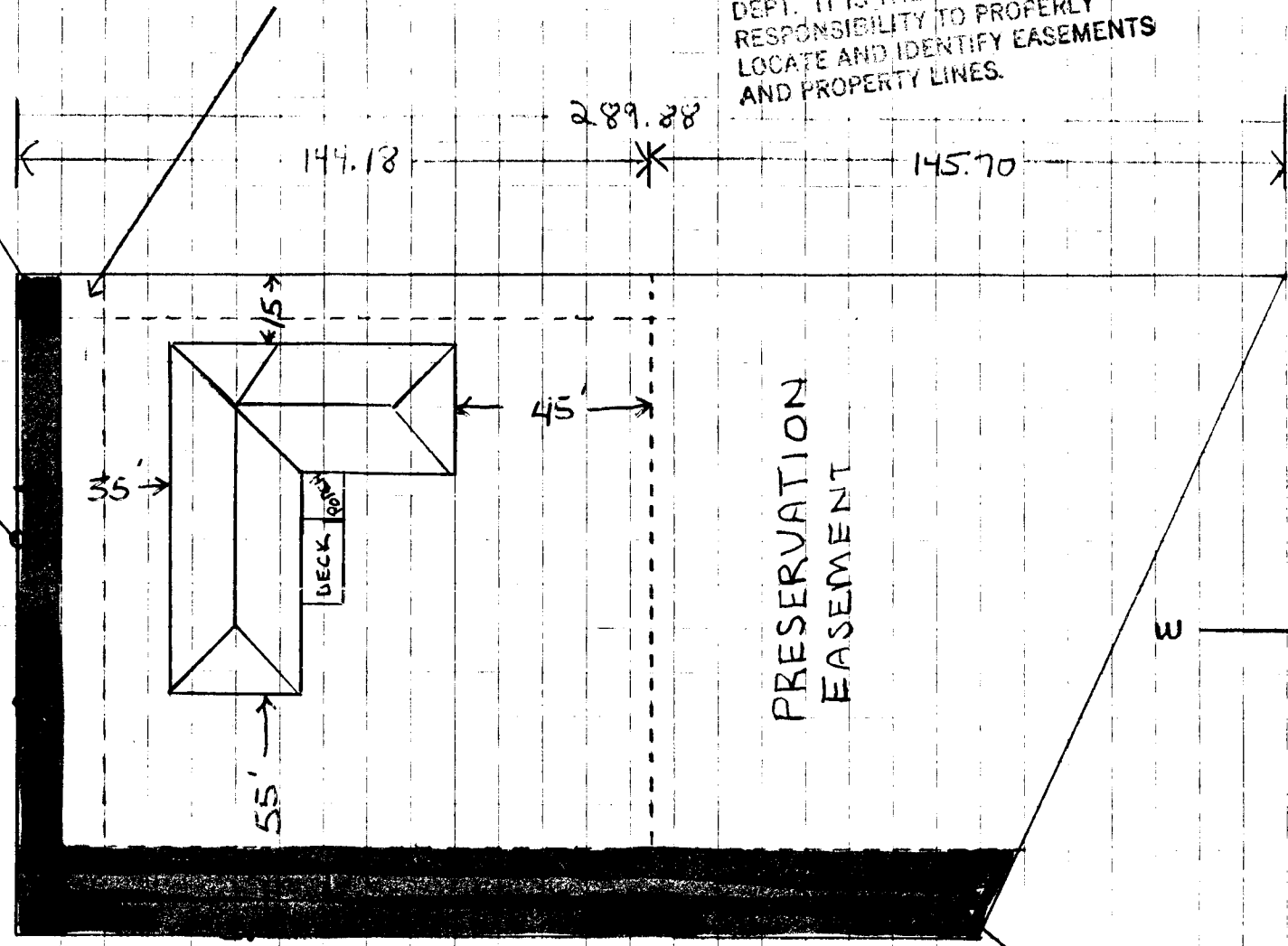
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10 FOOT UTILITY EASEMENT

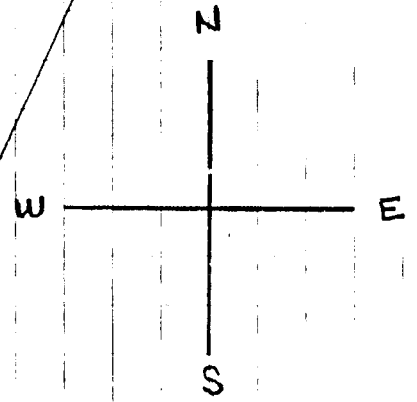
147.03
699 Roundhill Dr. POWER POLE

20 FOOT SETBACK ANGLE IN CLASH UTILITY EASEMENT

ACCEPTED *Pamela Edwards* 4/14/95
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.



- UTILITY EASEMENT
- SETBACK
- PRESERVATION EASEMENT
- HOUSE
- = 10 FEET



DRAINAGE IS TO THE EAST

20 FOOT EASEMENT UTILITY

PROPERTY ADDRESS
 LEONARD AND LYNNE HARVEY
 699 ROUND HILL DR.
 GRAND JUNCTION COLO. 81506