

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 54650

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

PC

3021-5624-01-3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 652 Round Hill TAX SCHEDULE NO. 2945-021-07-007

SUBDIVISION Round Hill Sub SQ. FT. OF PROPOSED BLDG(S) (ADDITION) 320[#]

FILING — BLK — LOT 6 SQ. FT. OF EXISTING BLDG(S) House 1520[#]
+ Base 815

(1) OWNER Edward Pruete NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 652 Round Hill NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dorsskey + Sons USE OF EXISTING BLDGS Residence

(2) ADDRESS 690 24 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: addition
to residence

(2) TELEPHONE 242-2300

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 RSF-1 Maximum coverage of lot by structures 25%

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

Side 15' from PL Rear 30' from PL Special Conditions —

Maximum Height 32'

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 R. Pruete Date 1/4/96

Department Approval Ronnie Edwards Date 1/4/96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - on septic - no change in use

Utility Accounting Millie Fowler Date 1-4-96

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)

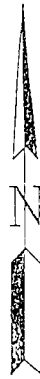
IMPROVEMENT LOCATION CERTIFICATE

652 ROUNDHILL DRIVE

MERIDIAN LAND TITLE
PRAETE ACCT.

LOT 6 ROUND HILL SUBDIVISION, EXCEPT THE SOUTH 10' OF MESA COUNTY, COLORADO.

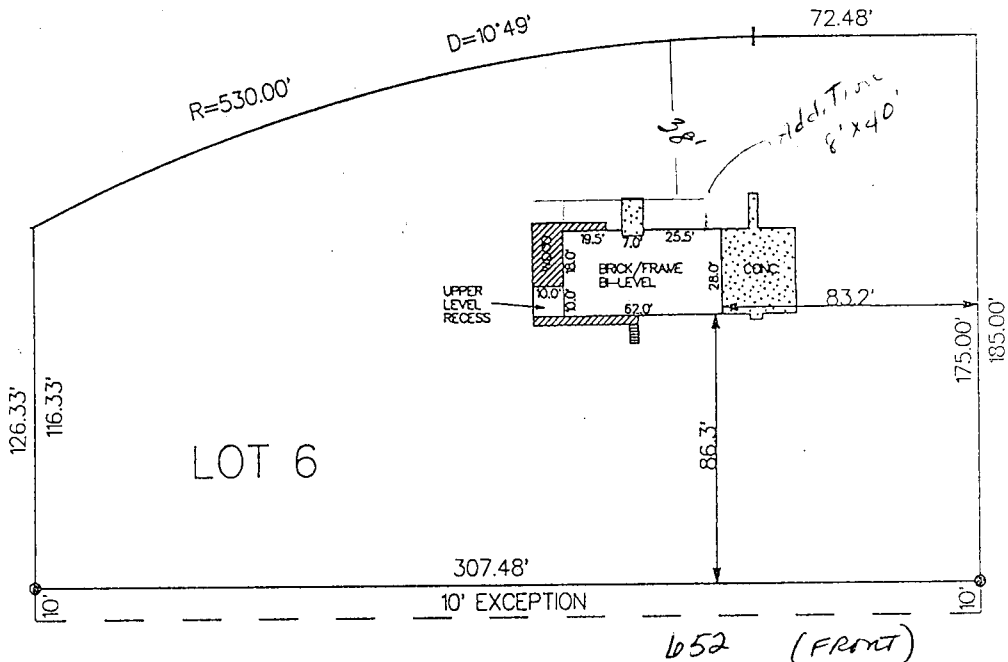
2945-021-07-007



SCALE: 1" = 50'

ADDRESS Ronnie 1/4/96
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPT. MASTER SURVEYOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ROUND HILL DRIVE



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GRAND VALLEY NATIONAL BANK, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 8/17/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

② = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770



SURVEYIT



by GLENN

MAILING:
2004 NORTH 12th
SUITE 17
GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY:	B.H.	DATE SURVEYED:	8/17/94
DRAWN BY:	J.G.	DATE DRAWN:	8/17/94
REVISION:		SCALE:	1" = 50'