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DG PERMIT NO. 56099

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 653 Round Hill Dr. TAX SCHEDULE NO. 2945-024-00-011
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,728
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3000 +/-
(1) OWNER Doug Simons NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 653 Round Hill Dr
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 242-6197 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Keystone Custom Builders USE OF EXISTING BLDGS RESIDENCE
(2) ADDRESS 336 MAIN #201 GT DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 243-9428 DETACHED GARAGE

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 _____
Accessory in Rear
SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 3' to eave from PL Rear 3' to eave from PL
Maximum Height _____
CENSUS TRACT 4 TRAFFIC ZONE 20

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 [Signature] Date 5/9/96
Department Approval [Signature] Date 5-9-96

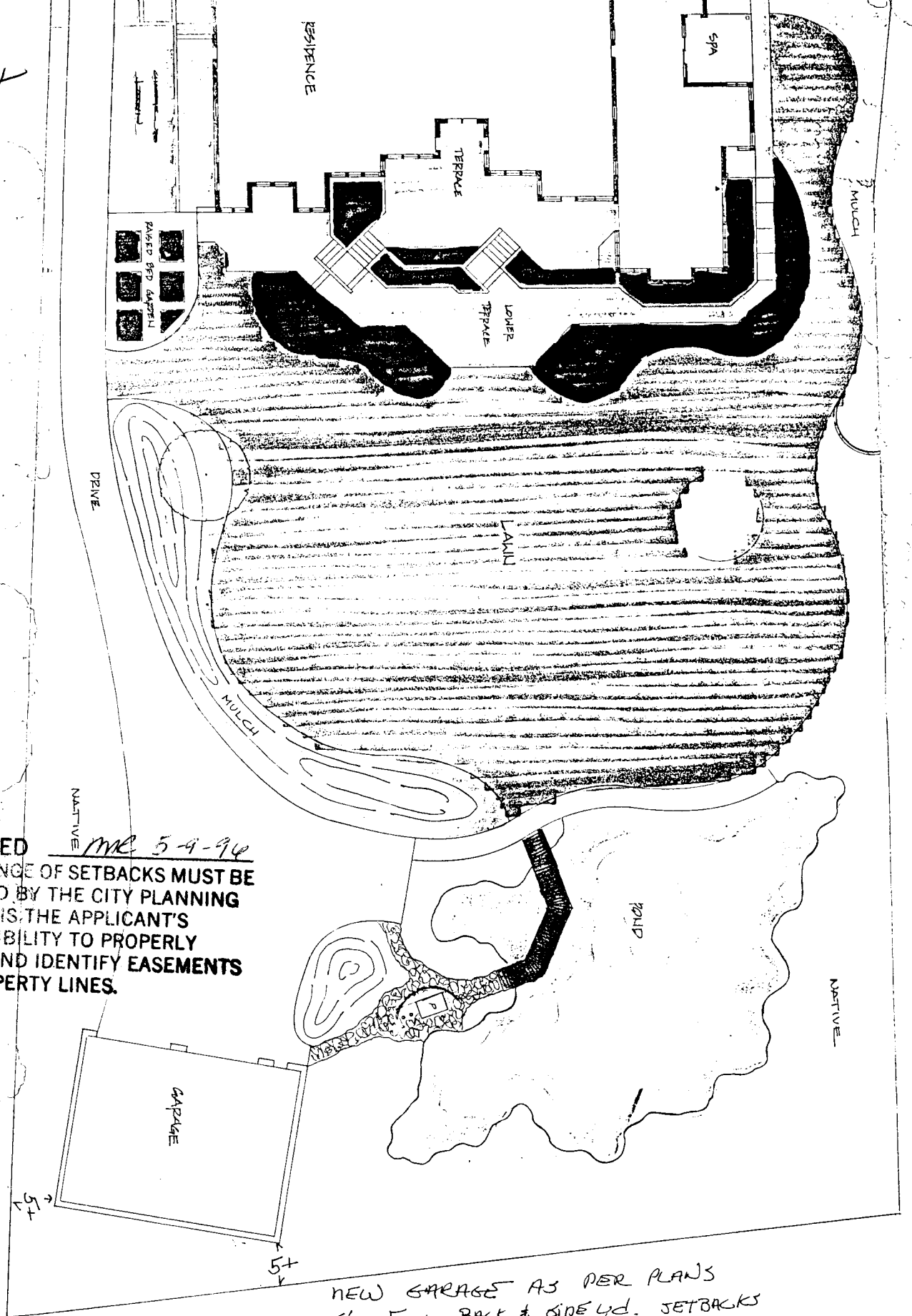
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3021-5626-01-8

Utility Accounting [Signature] Date 5/9/96

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)

↑
Street



ACCEPTED MC 5-9-94
 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.

NEW GARAGE AS PER PLANS
 5'+ FROM BACK & SIDE YD. SETBACKS
 653 Round Hill Dr.

Sheet	Date Revised	Date Issued	Scale	North
		3/1/88	1" = 10'	↑

SIMONS RESIDENCE

Arcieri Associates
 Landscape Architecture & Planning
 604 25 Road Grand Junction, Colorado 81505 • (303) 243-4145 FAX (303) 242-1894
 American Society of Landscape Architects