

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 61975

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 654 Round Hill Dr. TAX SCHEDULE NO. 2945-021-07-003

SUBDIVISION Round Hill Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800# ADDITION

FILING 1 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 3780# 1050# Remodel

(1) OWNER Steven & Cinder Gardner NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 654 Round Hill Dr.

(1) TELEPHONE 241-0439 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (plus shed)

(2) APPLICANT SUN King USE OF EXISTING BLDGS Home

(2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK AND INTENDED USE: New master,  
bath, clo, laundry & entry. Remodel existing  
bedroom wing

(2) TELEPHONE 245-9173

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 2  
 or 45' from center of ROW, whichever is greater

Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS TRACT 10 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 Judy Mack Date 8/20/97

Department Approval Antonia Castella Date 8/27/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3021-5565-01-8

Utility Accounting Chickerson Date 8-26-97

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)

ACCEPTED  
 ST 8/27/97  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

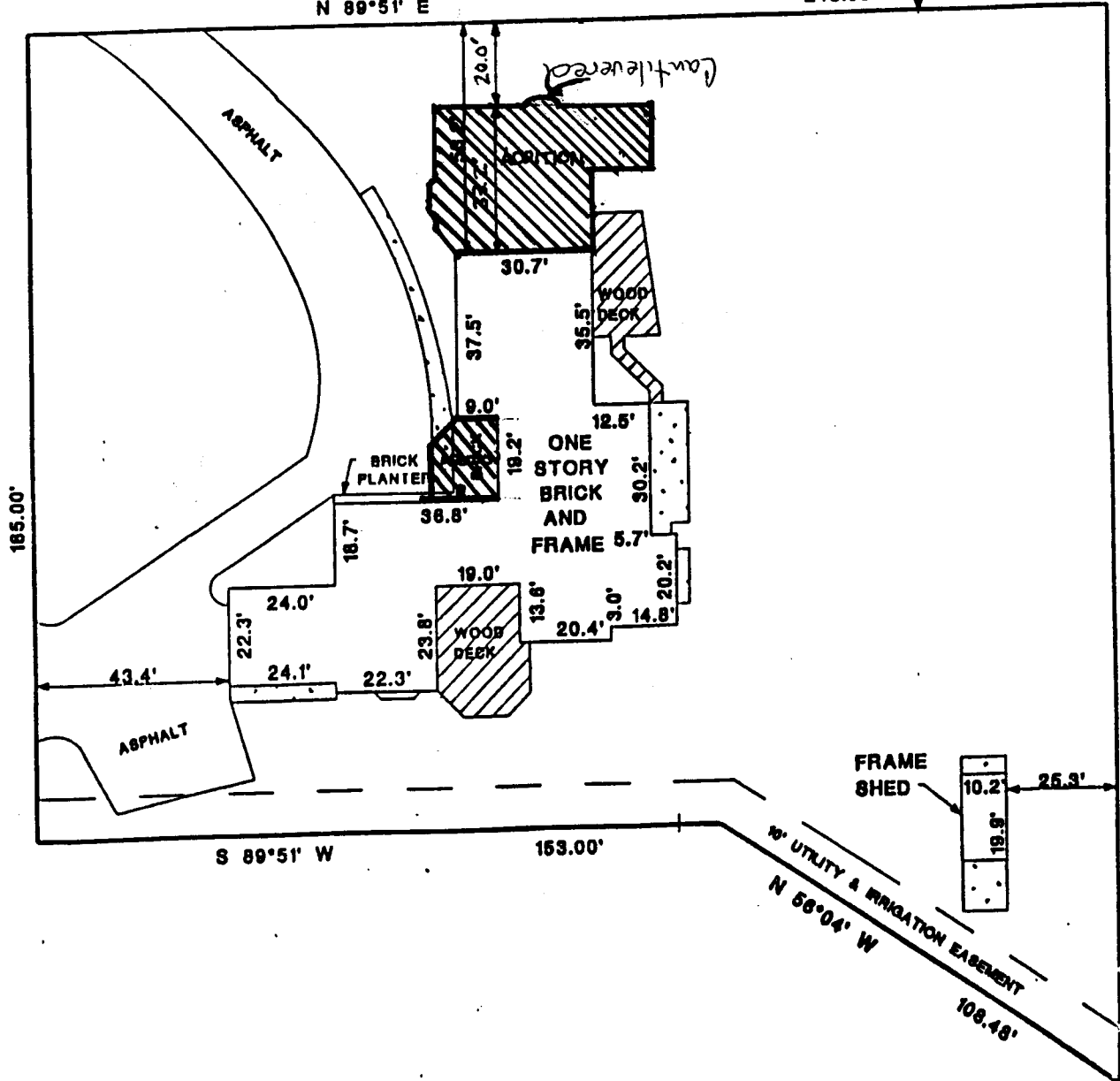
LOT 11 IN ROUND HILL SUBDIVISION,  
 MESA COUNTY, COLORADO.

ROUND HILL DRIVE

30'  
 CENTER  
 LINE

N 89°51' E

243.00'



SCALE: 1" = 40'