

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60941

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

BLDG ADDRESS 660 Round Hill Dr TAX SCHEDULE NO. 2945-021-06-006

SUBDIVISION Round Hill Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192

FILING _____ BLK _____ LOT 13 SQ. FT. OF EXISTING BLDG(S) 3151

(1) OWNER PAT MEACHAM NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 660 Round Hill Dr

(1) TELEPHONE 245-1431 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT James Palmer USE OF EXISTING BLDGS single Family Res.

(2) ADDRESS 640 35¹/₂ Rd, Palisade DESCRIPTION OF WORK AND INTENDED USE: Enlarge detached garage, making it an attached garage with new garage doors, etc

(2) TELEPHONE 464-0122

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 2570

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 10 TRAFFIC 20 ANNEX# _____

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 James H. Palmer Date 6-24-97

Department Approval Antonia Costello Date 6-24-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3021-5570-04-5

Utility Accounting Richardson Date 6-24-97

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)

132.30'

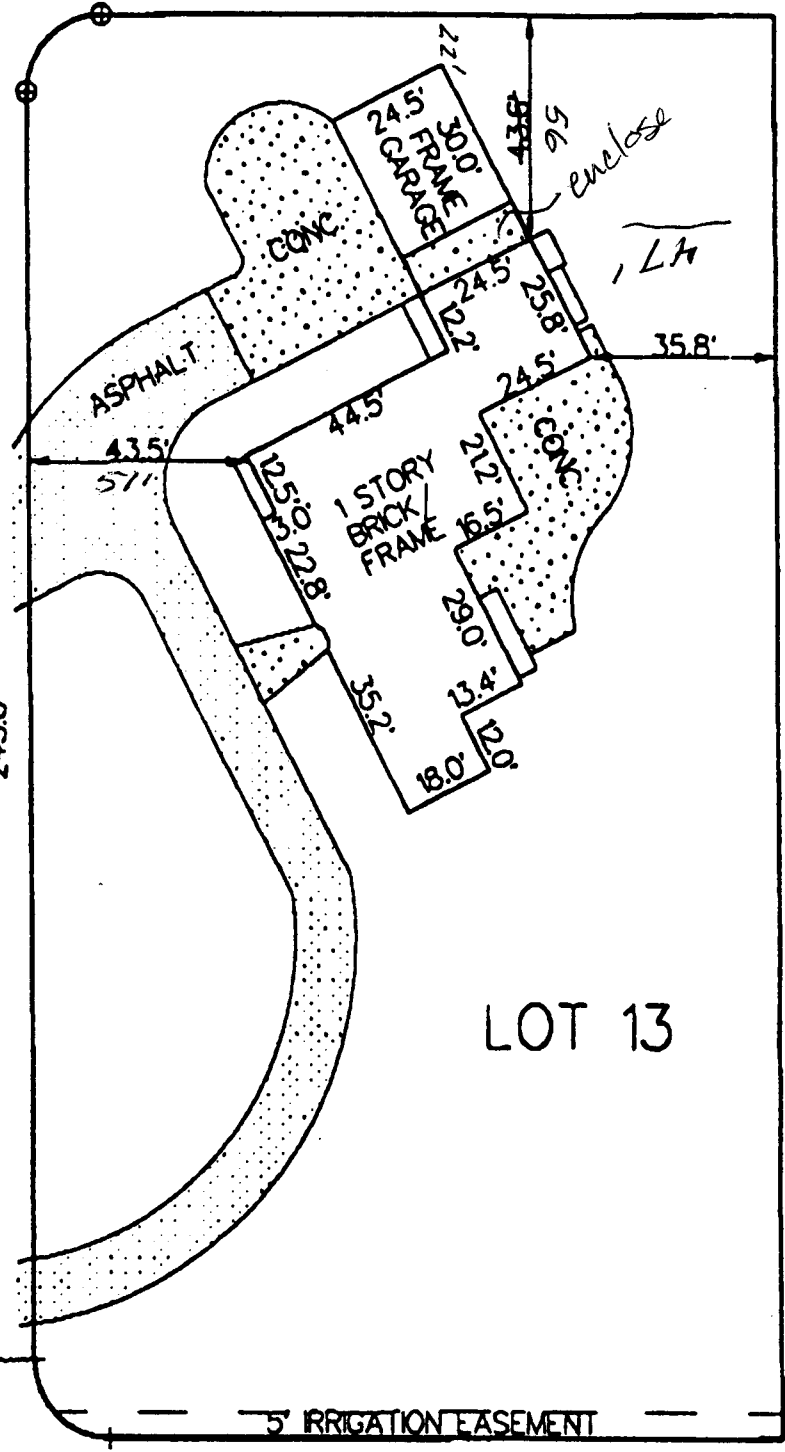
ACCEPTED *SLC 6/24/97*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SCALE: 1" = 40'

ROUND HILL DRIVE

245.0'



LOT 13

F 1/2 ROAD

NOTE: THIS PROPERTY DOES NOT FALL
HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION
IS NOT A LAND SURVEY PLAT OR IMPROVEMENT
FOR FUTURE BUILDING OR OTHER FUTURE IMPROVEMENT
AS OF DATE 4/14/97 EXCEPT UTILITIES
SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON
LOCATED, AND THAT THERE IS NO EVIDENCE OR SIGN
NOTED.

○ = FOUND PIN

SOUTHWEST BANK

AND UPON FOR THE ESTABLISHMENT
OF THE ABOVE DESCRIBED PARCEL ON
THE RES OF THE PARCEL, EXCEPT AS
PART OF ADJOINING PREMISES, EXCEPT AS
PART OF SAID PARCEL, EXCEPT AS

Robert R. ...