

FEE \$	10-
TCP \$	450-
SIF \$	292-

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

BLDG PERMIT NO. 76269



Your Bridge to a Better Community

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BLDG ADDRESS 621 ROUND TABLE SQ. FT. OF PROPOSED BLDGS/ADDITION 16774
 TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS X
 SUBDIVISION MT VISIA TOTAL SQ. FT. OF EXISTING & PROPOSED 16774
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: X After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: X After: 1 this Construction
 (1) OWNER Lee Homes USE OF EXISTING BUILDINGS X
 (1) ADDRESS 2755 N. AVE DESCRIPTION OF WORK & INTENDED USE New Residence
 (1) TELEPHONE 248-4612 TYPE OF HOME PROPOSED:
 (2) APPLICANT Lee Homes Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 2755 N AVE. _____ Manufactured Home (HUD)
 (2) TELEPHONE 248-4612 _____ Other (please specify) _____

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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 11 TRAFFIC 46 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 26 JUL 00
 Department Approval C Faye Nelson Date 7-27-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>PD GGVS0</u>
Utility Accounting	<u>Nubi Overholt</u>	Date	<u>7/27/00</u>

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)

