

FEE \$	10.00
TCP \$	450.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77917



Your Bridge to a Better Community

BLDG ADDRESS 634 ROUND TABLE SQ. FT. OF PROPOSED BLDGS/ADDITION 1593 #
TAX SCHEDULE NO. 7943013-00-196 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1593 #
FILING 1 BLK 5 LOT 16 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER La Homes NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 3030 FLAMECREST USE OF EXISTING BUILDINGS 0
(1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Residence
(2) APPLICANT [Signature] TYPE OF HOME PROPOSED:
(2) ADDRESS [Signature] Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE [Signature] 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 RSE-4 Maximum coverage of lot by structures 50%
SETBACKS: Front 20' from property line (PL) **PAID** Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater **NOV 30 2000**
Side 7' from PL, Rear 25' from PL **CMC** Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS 11 TRAFFIC 40 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 29 NOV 00
Department Approval [Signature] Date 11/30/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See attached</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/30/00</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)

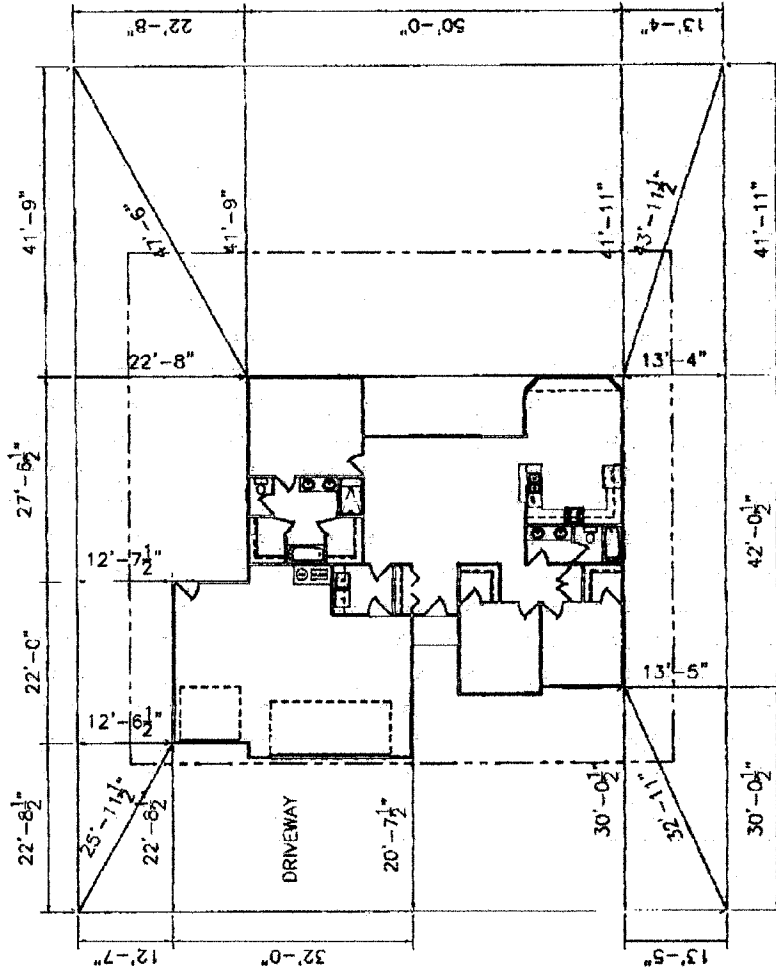
MOUNTAIN VISTA

BLOCK 5 LOT 16

LOT 16

9804 SQ FT

15934



DRIVEWAY OK
 David Row
 ENGINEERING
 11/30/2000

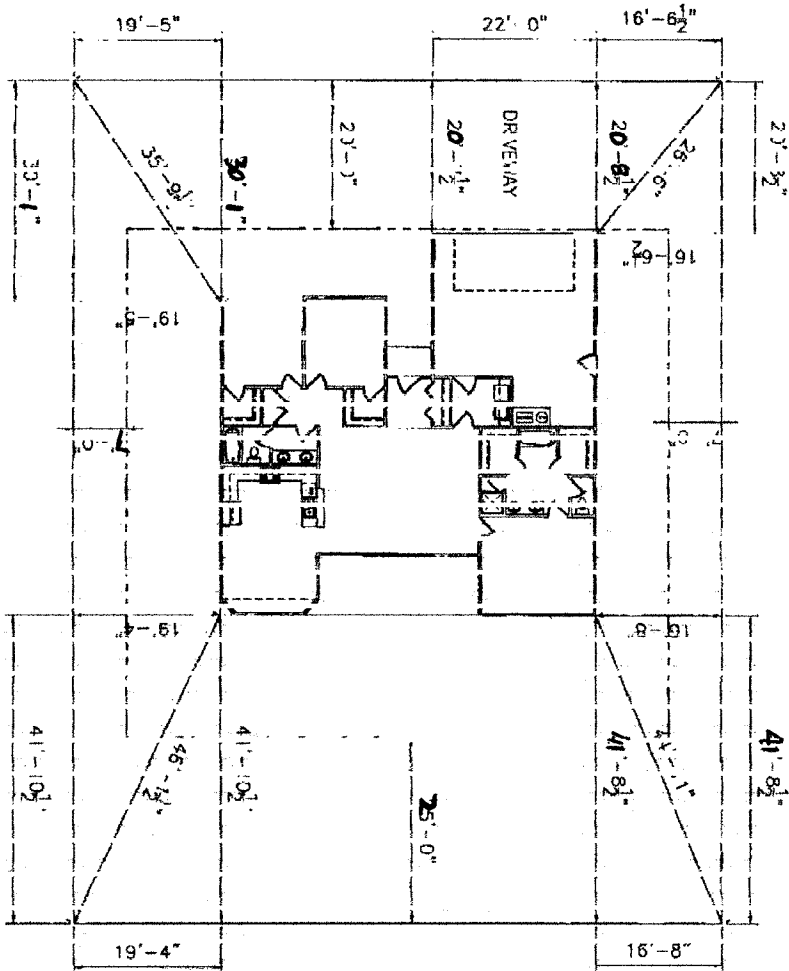
ROUND TABLE ROAD

ACCEPTED *Jane Wilson* 11/30/00
 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.

6349

See Revised Plan Attached

ROUND TABLE ROAD



ACCEPTED *Gonnie* 12/1/00
 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.

Revised

MOUNTAIN VISTA
 BLOCK 5 LOT 16
 LPT 16
 5804 SQ FT