

FEE \$	10 ⁰⁰
TCP \$	450.00
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 76993



Your Bridge to a Better Community

BLDG ADDRESS 636 Roundtable SQ. FT. OF PROPOSED BLDGS/ADDITION 1593 #
 TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION MT. VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1593 #
 FILING 1 BLK 5 LOT 17 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 (1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) ADDRESS 3030 Flamecrest USE OF EXISTING BUILDINGS 2
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE NEW Residence
 (2) APPLICANT Lee Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 3030 Flamecrest Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-1091 Manufactured Home (HUD)
 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 _____
 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 20 Sept 00
 Department Approval Ronnie Edwards Date 9-22-00

Additional water and/or sewer tap fees are required:	<u>YES</u>	NO	W/P No. <u>PL GG/SP</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9-22-00</u>

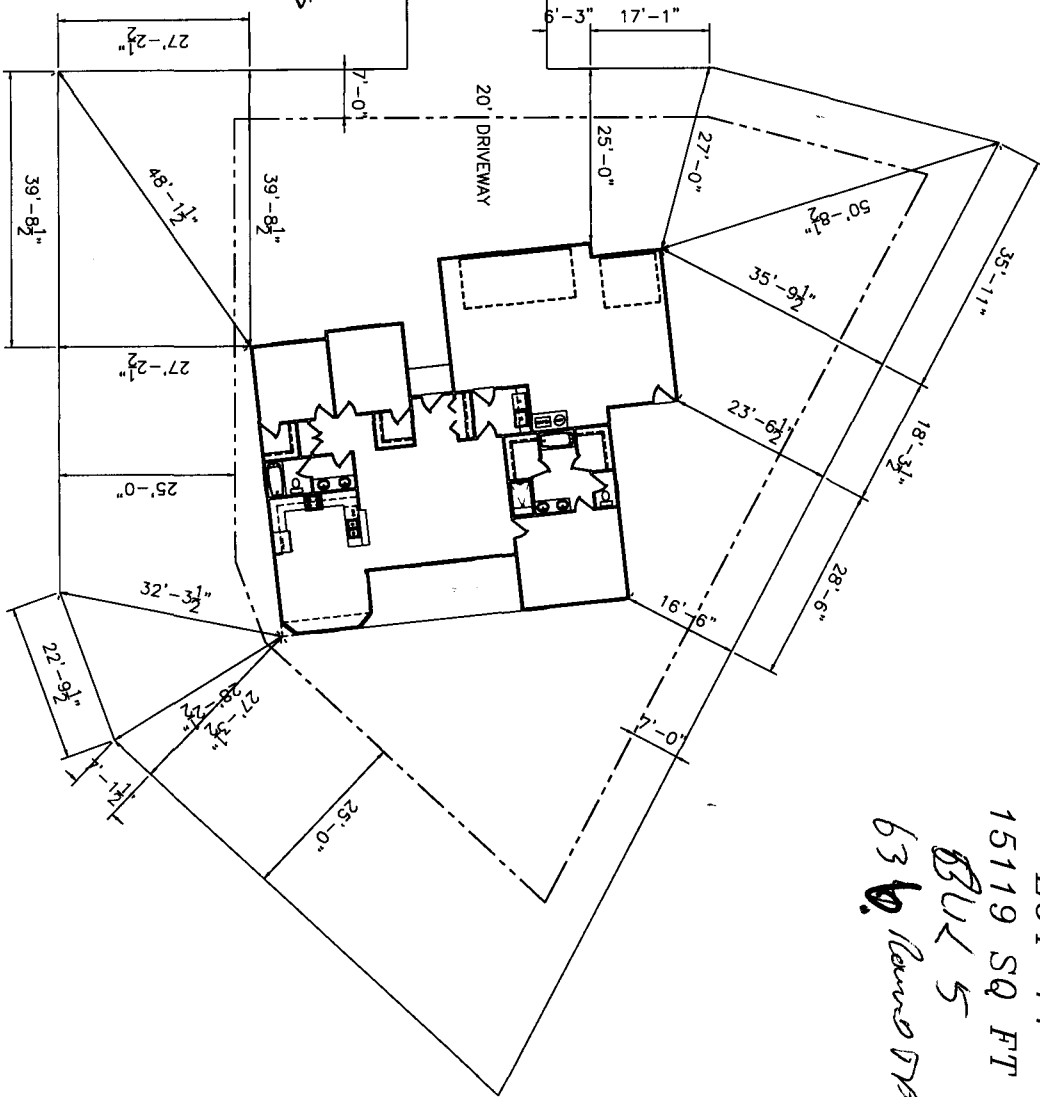
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ROUND TABLE ROAD

9/22/00
ACCEPTED *Bonnie*
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.

DRIVE MUST BE CENTERED WITHIN THE "FLAGPOLE" ACCESS
DRIVE OK AS NOTED ABOVE
WH
9/21/00



MOUNTAIN VISTA
LOT 17

15119 SQ FT

BLU 5

636 Round Table

NEW