

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 70 598



Your Bridge to a Better Community

BLDG ADDRESS Roundtable RD. 637 ~~Mountain Vista~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 128 Porch.

TAX SCHEDULE NO. 2943 043 00 062 SQ. FT. OF EXISTING BLDGS 1

SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1430

FILING 1 BLK 6 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER FRANK & Heidi NIVAR NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 637 Roundtable USE OF EXISTING BUILDINGS House

(1) TELEPHONE 241 0325 DESCRIPTION OF WORK & INTENDED USE BACK Porch.

(2) APPLICANT Tom Heilig TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2394 SAURE

(2) TELEPHONE 241 0325

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 32' Special Conditions _____

CENSUS 4 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).

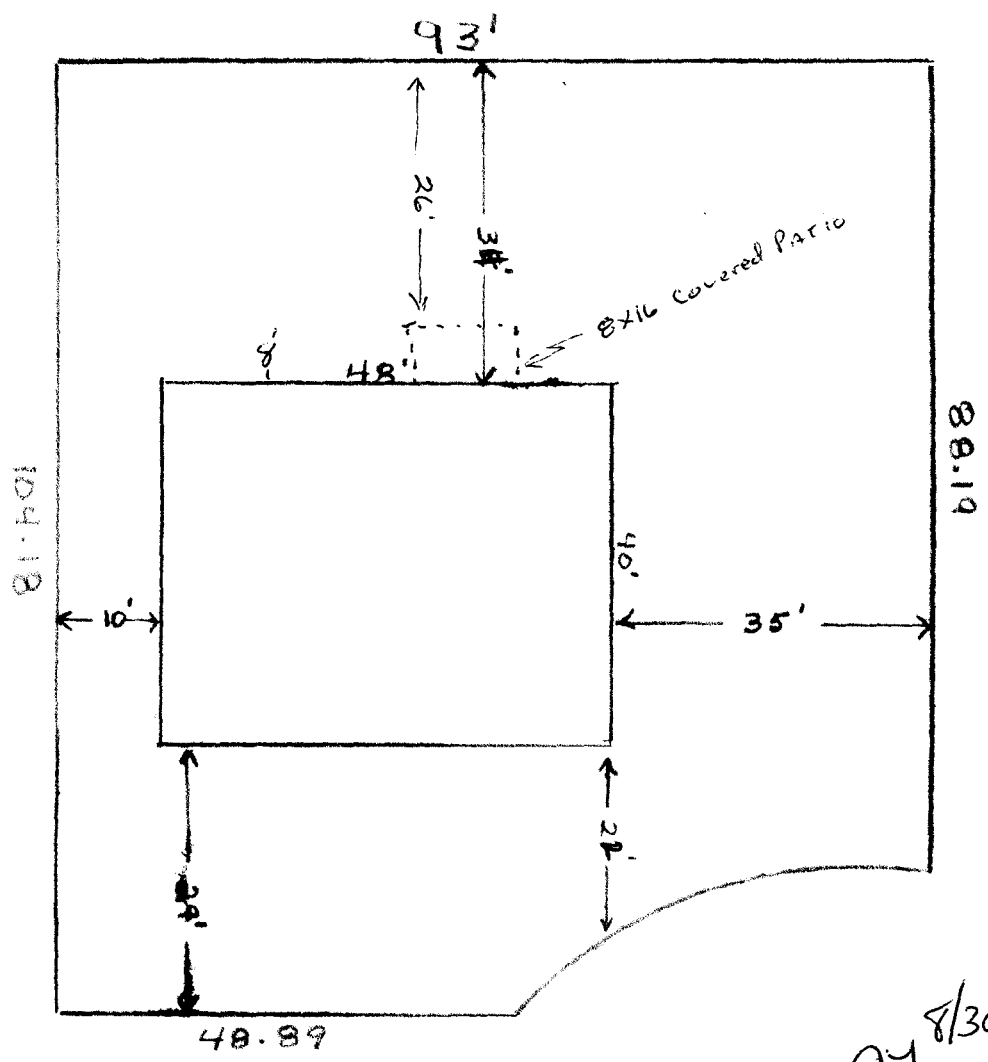
Applicant Signature Thomas & Heidi Nivar Date 8/30/00

Department Approval C. Faye Nelson Date 8/30/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>CM</u>	Date	<u>8/30/00</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)



637 ROUND TABLE
FRANK & HEIDE NIVAR
SCALE: 20

8/30/00
ACCEPTED *Clare Wilson*
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.