

FEE \$	10 ⁻
TCP \$	450 ⁻
SIF \$	292 ⁻

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

BLDG PERMIT NO. 74361



Your Bridge to a Better Community

BLDG ADDRESS 637 ROUND TABLE SQ. FT. OF PROPOSED BLDGS/ADDITION 1430

TAX SCHEDULE NO. 2943-043-00-062 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MOUNTAIN VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1430.

FILING 1 BLK 6 LOT 2 NO. OF DWELLING UNITS:

(1) OWNER FRANK + HEIDE NIVAR. Before: 0 After: 1 this Construction

(1) ADDRESS 637 ROUND TABLE. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241 0325 Before: 0 After: 1 this Construction

(2) APPLICANT TOM HEILIG/TKRCONST. USE OF EXISTING BUILDINGS _____

(2) ADDRESS 2394 SAYRE DESCRIPTION OF WORK & INTENDED USE NEW HOUSE.

(2) TELEPHONE 241 0325 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 32' 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 Thomas Nivar Date 8/15/2000

Department Approval [Signature] Date 8/17/00

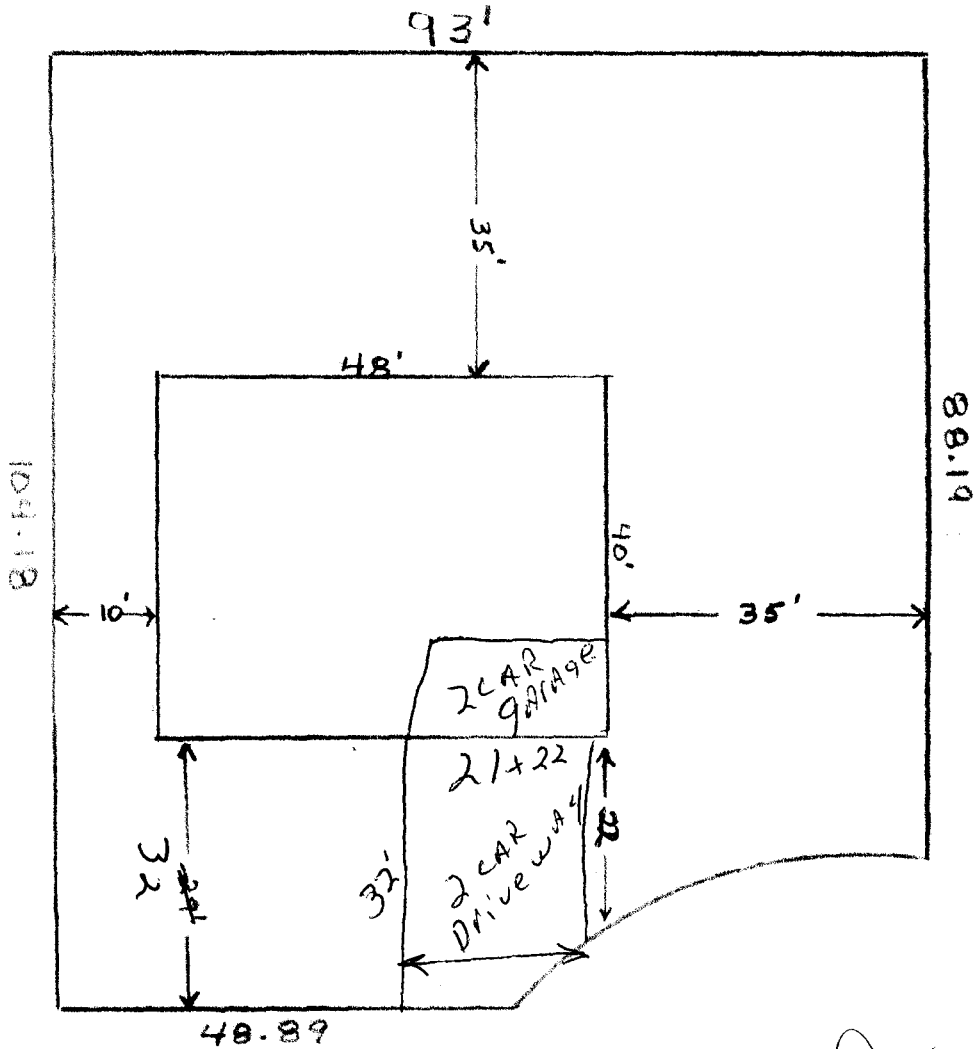
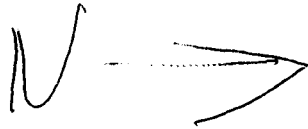
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13332</u>
Utility Accounting	<u>[Signature]</u>	Date <u>8/17/00</u>	

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)

ACCEPTED
 ANY CHANGE OF SETBACKS SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND OBTAIN EASEMENTS
 AND PROPERTY LINES.

8/17/00
8/17/00



Drive OK
Rich Davis
8-16-00

637 ROUND TABLE
 FRANK & HEIDE NIVAR
 SCALE: 20