FEE $ _10.00_	
TCP $ _—_	
SIF $ _—_	

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

BLDG PERMIT NO. _79917_

Your Bridge to a Better Community

BLDG ADDRESS _3030 FLAMECREST_   SQ. FT. OF PROPOSED BLDGS (ADDITION) _864 0_

TAX SCHEDULE NO. _2943-043-00-196_   SQ. FT. OF EXISTING BLDGS _1414 0_

SUBDIVISION _MT VISTA_   TOTAL SQ. FT. OF EXISTING & PROPOSED _2278 0_

FILING _1_ BLK _2_ LOT _1_

(1) OWNER _Lee Hours_

(1) ADDRESS _655 Crossing_

(1) TELEPHONE _234-1021_

(2) APPLICANT _____

(2) ADDRESS _____

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
Before: _1_ After: _2_ this Construction
NO. OF BUILDINGS ON PARCEL
Before: _1_ After: _2_ this Construction

USE OF EXISTING BUILDINGS _Residence_

DESCRIPTION OF WORK & INTENDED USE _GARAGE_

TYPE OF HOME PROPOSED:
_X_ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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_

SETBACKS: Front _25'_ from property line (PL)
or _____ from center of ROW, whichever is greater

Side _3' to eave_ from PL, Rear _5'_ from PL

Maximum Height _35'_
Accessory Structure

Maximum coverage of lot by structures _50%_

Permanent Foundation Required: YES_____ NO _X_

Parking Req'mt _no change_

Special Conditions _R.O.W. permit required_

CENSUS _11_ TRAFFIC _46_ ANNX# _____

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 _____   Date _7 may 01_

Department Approval _Ronnie Edwards_   Date _5/7/01_
Existing Prem

Additional water and/or sewer tap fee(s) are required:	YES	NO _X_	W/O No. _6788-31290_
Utility Accounting _CHAll_		Date _5/15/01_	

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)*

5/15/01

ACCEPTED C. Faye Dilsen
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.

24x36
GARAGE
35' TALL

1414
433-0005

084

9'

FLAMECREST DRIVE

garage
36'

42'

gravel

Not to
scale

7'

5'
14' existing
GATE
Need Curb
cut

gravel drive only
(2nd access)

LOT 1 — BLOCK 2

MOUNTAIN VISTA
1414 SF 3 CAR

ROUND TABLE ROAD

Drive OK
6/1/00

2ND DRIVE OK.
Curb & Gutter work must
conform to Standard Details
in City of GJ Std. Contract
Documents. Right-of-Way Work permit
Required prior to commencing Curb & Gutter Work

DRS
5/7/01