

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78214



Your Bridge to a Better Community

BLDG ADDRESS 628 ROUND TABLE SQ. FT. OF PROPOSED BLDGS/ADDITION 1890

TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1890

FILING 1 BLK 5 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Lee 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 40 ANNEX# _____

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 DEC 00

Department Approval C. Faye Gibson Date 1/2/01

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>CGVSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/2/01</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)

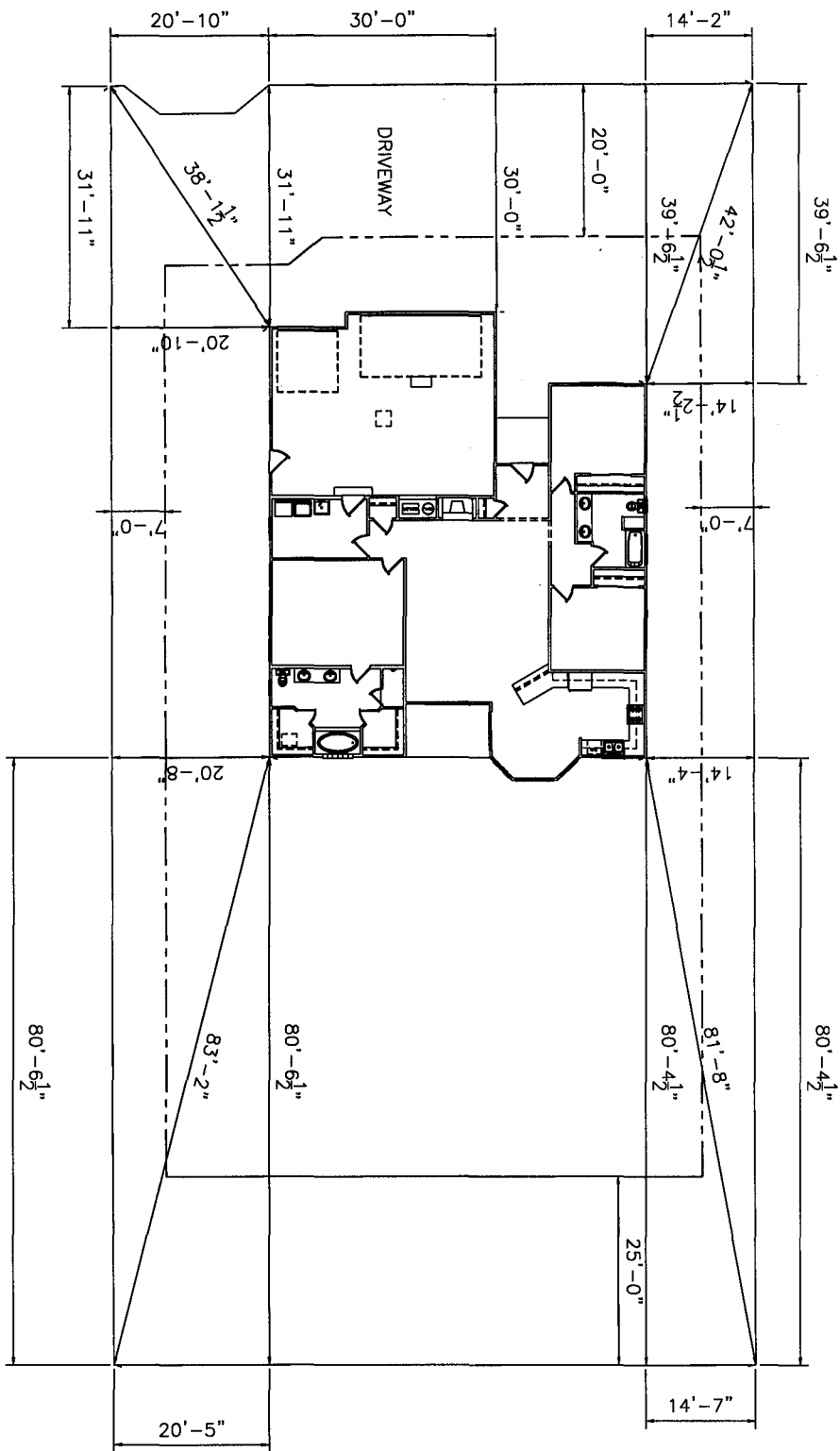
628 ROUND TABLE ROAD

MOUNTAIN VISTA

B L O C K 5

LOT 3

14403 SQ FT



Drive OK
David Flannery
12/29/01
Dear Erik

ACCEPTED
1/2/01
C. Tom Johnson
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