FEE $ *10.00*	
TCP $ *550.00*	
SIF $ *292.00*	

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

BLDG PERMIT NO. *79101*

Your Bridge to a Better Community

BLDG ADDRESS *635 Round Table*

TAX SCHEDULE NO. *2943-043-00-196*

SUBDIVISION *MT VISTA*

FILING *1* BLK *6* LOT *3*

(1) OWNER *Lee Homes*

(1) ADDRESS *3030 FLAMECREST*

(1) TELEPHONE *234-1091*

(2) APPLICANT

(2) ADDRESS

(2) TELEPHONE

SQ. FT. OF PROPOSED BLDGS/ADDITION *1644 #*

SQ. FT. OF EXISTING BLDGS *Ø*

TOTAL SQ. FT. OF EXISTING & PROPOSED *1844 #*

NO. OF DWELLING UNITS:
Before: *Ø* After: *1* this Construction
NO. OF BUILDINGS ON PARCEL
Before: *Ø* After: *1* this Construction

USE OF EXISTING BUILDINGS *Ø*

DESCRIPTION OF WORK & INTENDED USE *New Residence*

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 *20'* from property line (PL)
or _____ from center of ROW, whichever is greater

Side *7'* from PL, Rear *25'* from PL

Maximum Height *35'*

Maximum coverage of lot by structures *50 %*

Permanent Foundation Required: YES *X* NO _____

Parking Req'mt *2*

Special Conditions _____

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 *28 FEB 01*
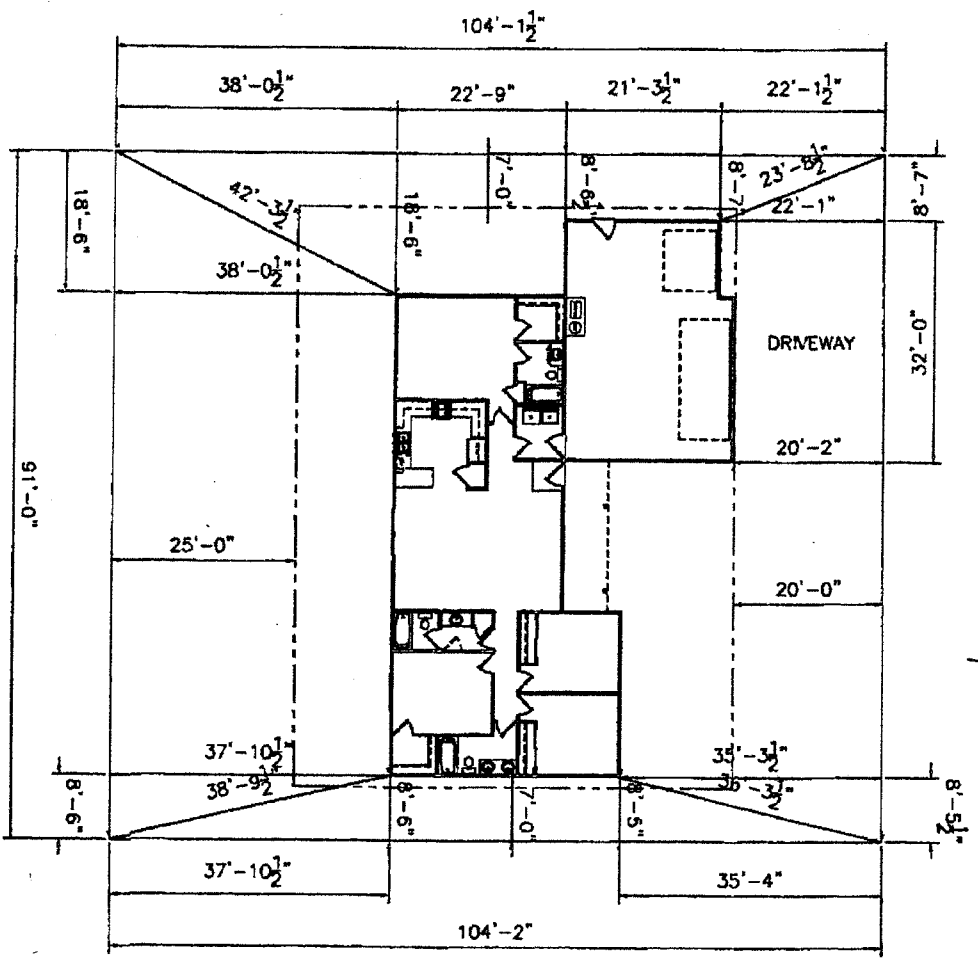
Department Approval *Misha Aragon* Date *3/5/01*

Additional water and/or sewer tap fee(s) are required:	YES *✓*	NO	W/O No. *Paid @ CDV*	
Utility Accounting *K. Heit*		Date *3/5/01*		

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)*

MOUNTAIN VISTA
LOT 3
9479 SQ FT
BLOCK 6

1644-3 CAR

ROUND TABLE ROAD

635

DRIVEWAY

104'-1½"
38'-0½"
22'-9"
21'-3½"
22'-1½"

18'-6"
42'-3¼"
38'-0½"
18'-6"

23'-8½"
22'-1"
8'-7"
8'-7"

32'-0"
20'-2"

91'-0"

25'-0"
20'-0"

37'-10½"
38'-9½"
35'-3½"
36'-3½"

8'-6"
8'-5½"

37'-10½"
35'-4"

104'-2"

DRIVE OK
ORD
3/1/01

SETBACKS MUST BE
ACCEPTED OF SETBACKS PLANNING
ANY CHANGE BY THE CITY CANT'S
APPROVED BY THE APPLICANT'S
DEPT. RESPONSIBILITY TO IDENTIFY EASEMENTS
RESPONSIBILITY TO IDENTIFY
LOCATE AND PROPERTY LINES.
AND PROPERTY LINES.

10/28/01