

FEE \$	10.00
TCP \$	500.00
SIF \$	<del>          </del>

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

BLDG PERMIT NO. 87544



Your Bridge to a Better Community

BLDG ADDRESS 649 Round Hill Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2256  
 TAX SCHEDULE NO. 2945-021-00-009 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Round Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 2256  
 FILING \_\_\_\_\_ BLK 1 LOT 7 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER STEPHEN & SHARICE WALL NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS PO. Box 33, O.S. Co. USE OF EXISTING BUILDINGS SINGLE FAMILY  
 (1) TELEPHONE 970-243-4666 DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS SAME  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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-1 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 [Signature] Date 11-05-02  
 Department Approval [Signature] Date 11-06-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15447</u>
Utility Accounting <u>Marshall-Cole</u>	Date <u>11-06-02</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)

N89°51'E 170.00'

10' IRRIGATION/UTILITY EASEMENT

**LEGEND:**

- WM ○ EXISTING WATER METER
- WV ○ EXISTING WATER VALVE
- W— EXISTING WATER LINE
- G— EXISTING GAS LINE
- SS— EXISTING SANITARY SEWER LINE
- 4640- EXISTING 1' CONTOUR

LOT 1

N0°0'E 313.48'

SUBJECT PROPERTY  
LOT 7 BLOCK 1  
ROUND HILL SUB.  
2945-021-06-009

LOT 8

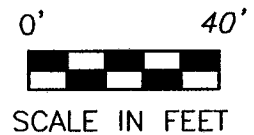
25' SETBACK

25' SETBACK

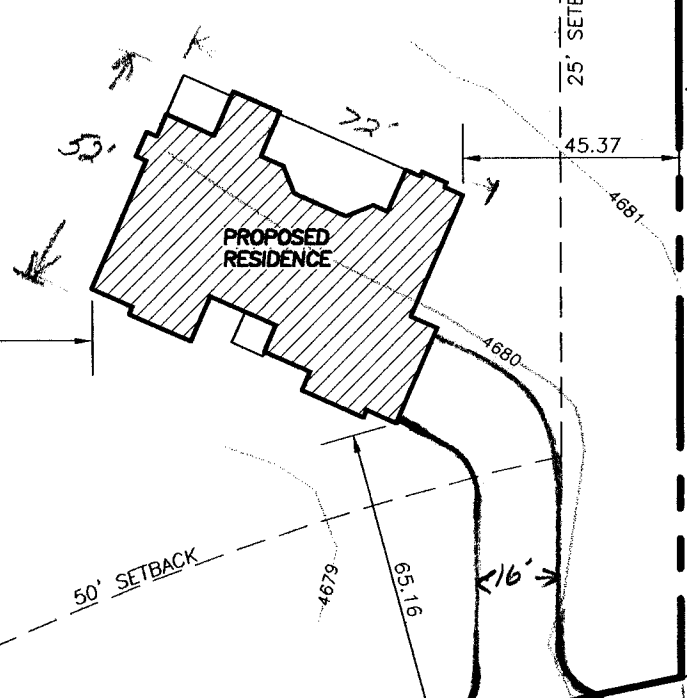
N0°0'E 251.65'



*ole*  
*lee*  
11/5/02



SCALE IN FEET



LOT 2

50' SETBACK

ASPHALT DRIVE

LOT 3

30' R.O.W.

199.87'

L=536.52' DELTA=5800' R=530.00'  
**ROUND HILL DRIVE**

30' R.O.W.

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS.  
*Accepted*  
*11/6/02*