

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | — |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

62177-34702

BLDG ADDRESS 635 Roundtable Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 144

TAX SCHEDULE NO. 2943-043-64-003 SQ. FT. OF EXISTING BLDGS 1648

SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1792

FILING _____ BLK 6 LOT 3

NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Wayland Ingram

(1) ADDRESS _____

(1) TELEPHONE 523-8894

USE OF EXISTING BUILDINGS RESIDENCE

(2) APPLICANT _____

DESCRIPTION OF WORK & INTENDED USE STORAGE SITED

(2) ADDRESS _____

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

(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' 1/2" from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES _____ NO _____

Side 7' 3" from PL, Rear 25' 5" from PL
 Parking Req'mt _____

Maximum Height 35' Special Conditions _____

CENSUS 11 TRAFFIC 46 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 Wayland Ingram Date 3-12-02

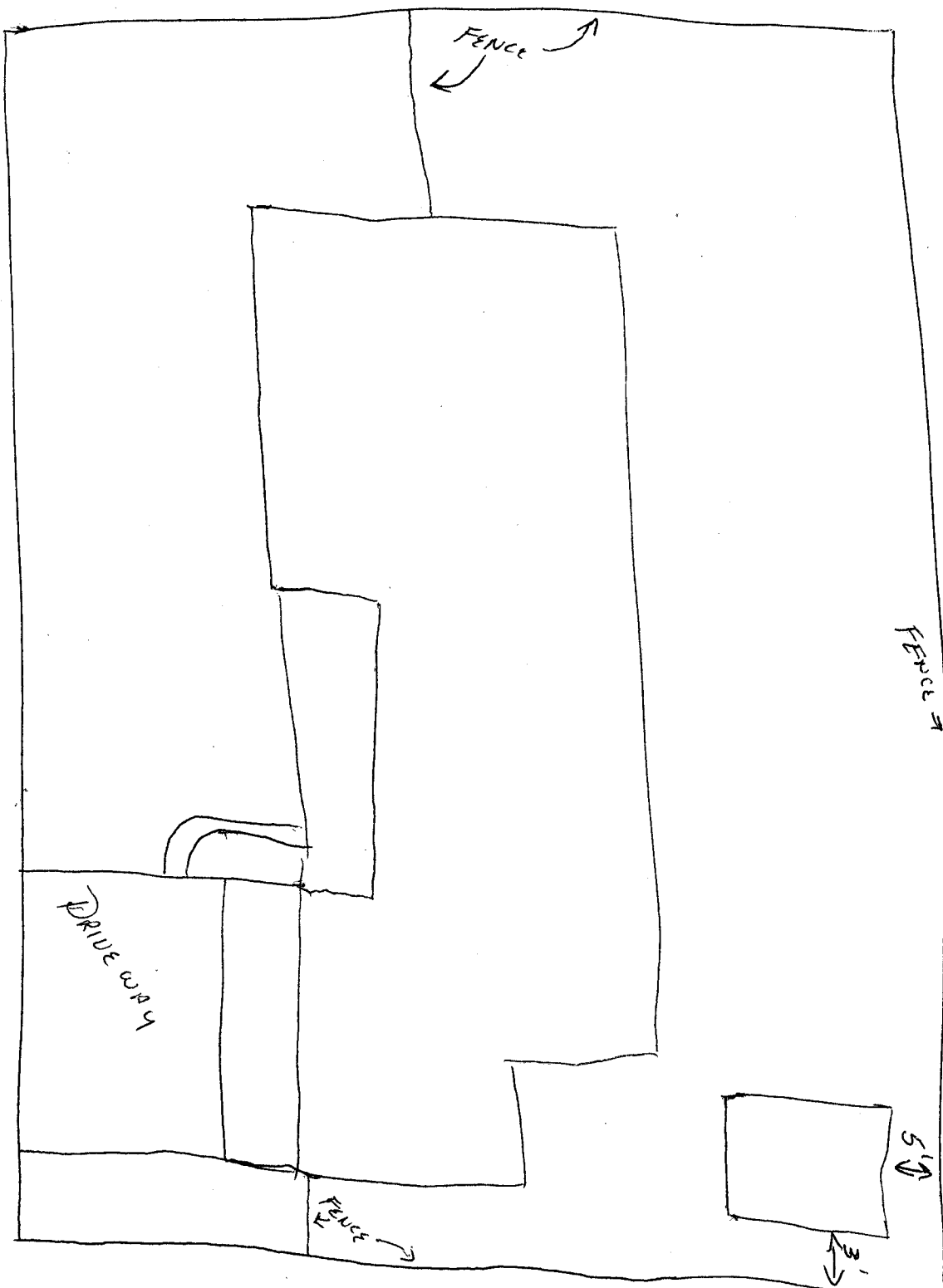
Department Approval Pat Bushman Date 3-12-02

| | | | |
|--|--------------------|----------------|------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting | <u>Pat Bushman</u> | <u>3-12-02</u> | <u>no charge</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

100'



FENCE ↗

DRIVEWAY ↘

FENCE ↘

5' 1/2' ↘

↘