

FEE \$	10.00
TCP \$	510.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 647 Round Hill Dr
 TAX SCHEDULE NO. 2945-021-06-012
 SUBDIVISION Round Hill
 FILING _____ BLK _____ LOT 3
 (1) OWNER Robert Kuhl
 (1) ADDRESS 2544 GRAND OVERLOOK
 (1) TELEPHONE 241 7625
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE 261 0428 cell

②
 SQ. FT. OF PROPOSED BLDGS/ADDITION 3976
 SQ. FT. OF EXISTING BLDGS NA
 TOTAL SQ. FT. OF EXISTING & PROPOSED 3976
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS Home
 DESCRIPTION OF WORK & INTENDED USE Construct home
 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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 R3F-1
 SETBACKS: Front 22 20' from property line (PL)
 or 17 from center of ROW, whichever is greater
 Side 17 15' from PL, Rear 17 30' from PL
 Maximum Height 17 35'

Maximum coverage of lot by structures 3976 20%
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS B 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).

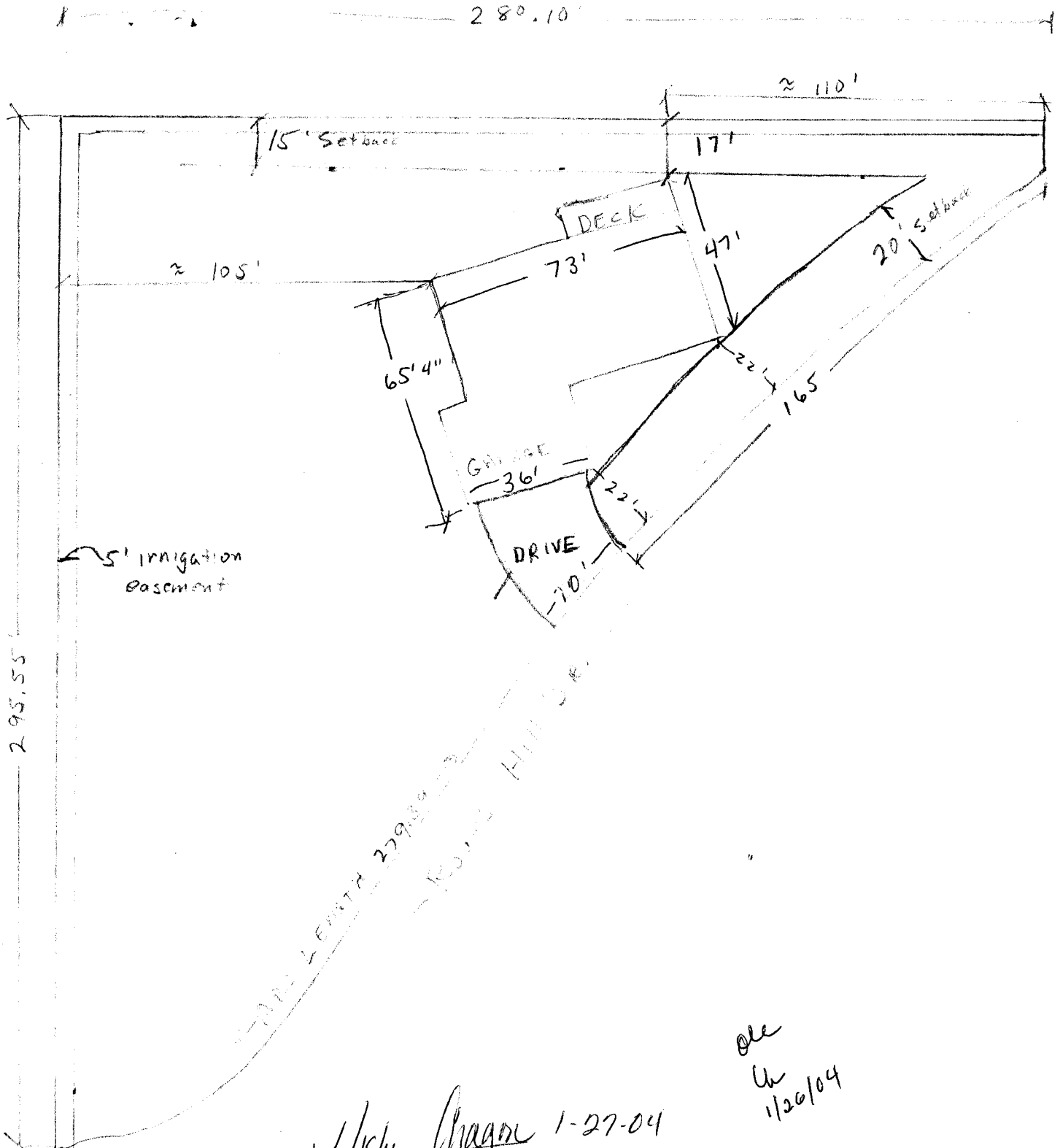
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 1-26-04
 Department Approval [Signature] Date 1-27-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>16970</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/27/04</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)



5' Irrigation
Basement

295.55

North 7th St

ACCEPTED W. Asha Chagor 1-27-04
 ALL SETBACKS MUST BE
 IN ACCORDANCE WITH ZONING PLANNING
 DEPARTMENT'S
 REGULATIONS TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ole
 W
 1/26/04

647 Round Hill Dr

2945-021-06-011