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SIF \$

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

BLDG PERMIT NO. \_\_\_\_\_

90709-9216

Building Address 680 Round Hill Dr  
 Parcel No. 2945-021-07-002  
 Subdivision Round Hill Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 12

No. of Existing Bldgs 2 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 5,748 Sq. Ft. Proposed 5,748  
 Sq. Ft. of Lot / Parcel 97,901.60  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 11,486 +/-

**OWNER INFORMATION:**

Name Pat Mencham & Craig Filley  
 Address 680 Round Hill Dr.  
 City / State / Zip Grand Jct., Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name James H. Palmer  
 Address 640 35<sup>1</sup>/<sub>2</sub> Rd  
 City / State / Zip Palisade, Co. 81526  
 Telephone 464-0127

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Interior Remodel of Kitchen, three Bathrooms and Attached Garage + unattached garage.

**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 \_\_\_\_\_ NO X  
 Side 15' from PL Rear 30' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions No Kitchen facility in the garage  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 James H. Palmer Date 11-22-04  
 Department Approval Misha Magan Date 11-22-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/22/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Improvement location certificate was prepared

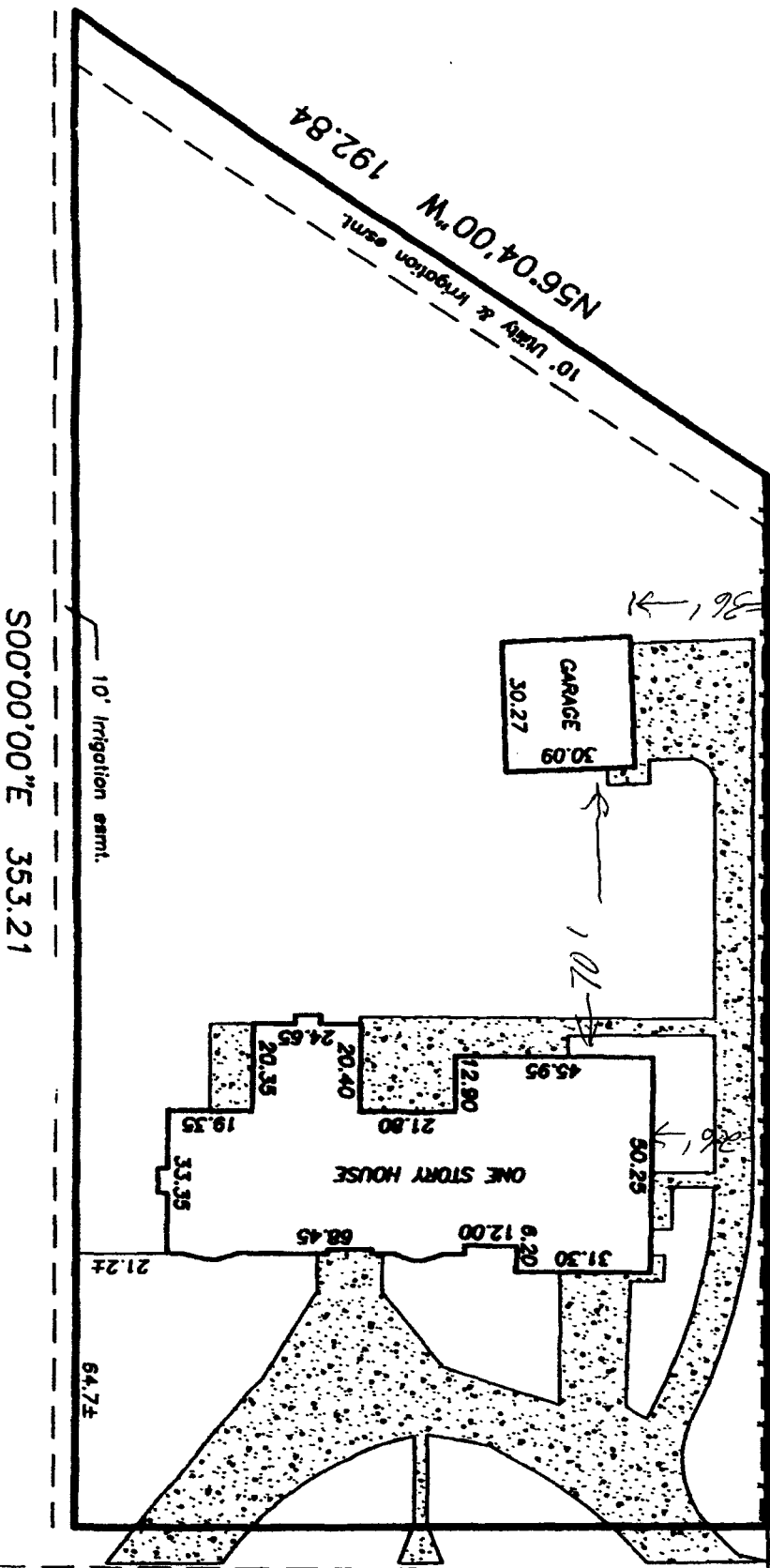
CERTIFICATE

00913108 C  
7-074-16-027

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ACCEPTED *W. Shu Wang* 11-22-04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

UMENTS SET BY  
VAR  
S NOT FALL WITHIN  
D PLAIN



10' Irrigation easmt.  
S00°00'00"E 353.21

10' Utility & Irrigation easmt.  
N56°04'00"W 192.84

N00°00'00"E 245.56

ROUND HILL DRIVE  
N90°00'00"E 160.00

680 Round Hill Dr.