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

BLDG PERMIT NO. _____

Building Address 699 Round Hill Dr No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2945-021-112-001 Sq. Ft. of Existing Bldgs 2200 Sq. Ft. Proposed 80
 Subdivision HORIZON GREEN Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:
 Name LEONARD E HARVEY
 Address 699 ROUND HILL DR
 City / State / Zip GS CO. 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): PERGOLA

APPLICANT INFORMATION:
 Name LEONARD E HARVEY
 Address 699 ROUND HILL DR
 City / State / Zip GS CO 81506
 Telephone _____

***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 Maximum coverage of lot by structures 20%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 3' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 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).

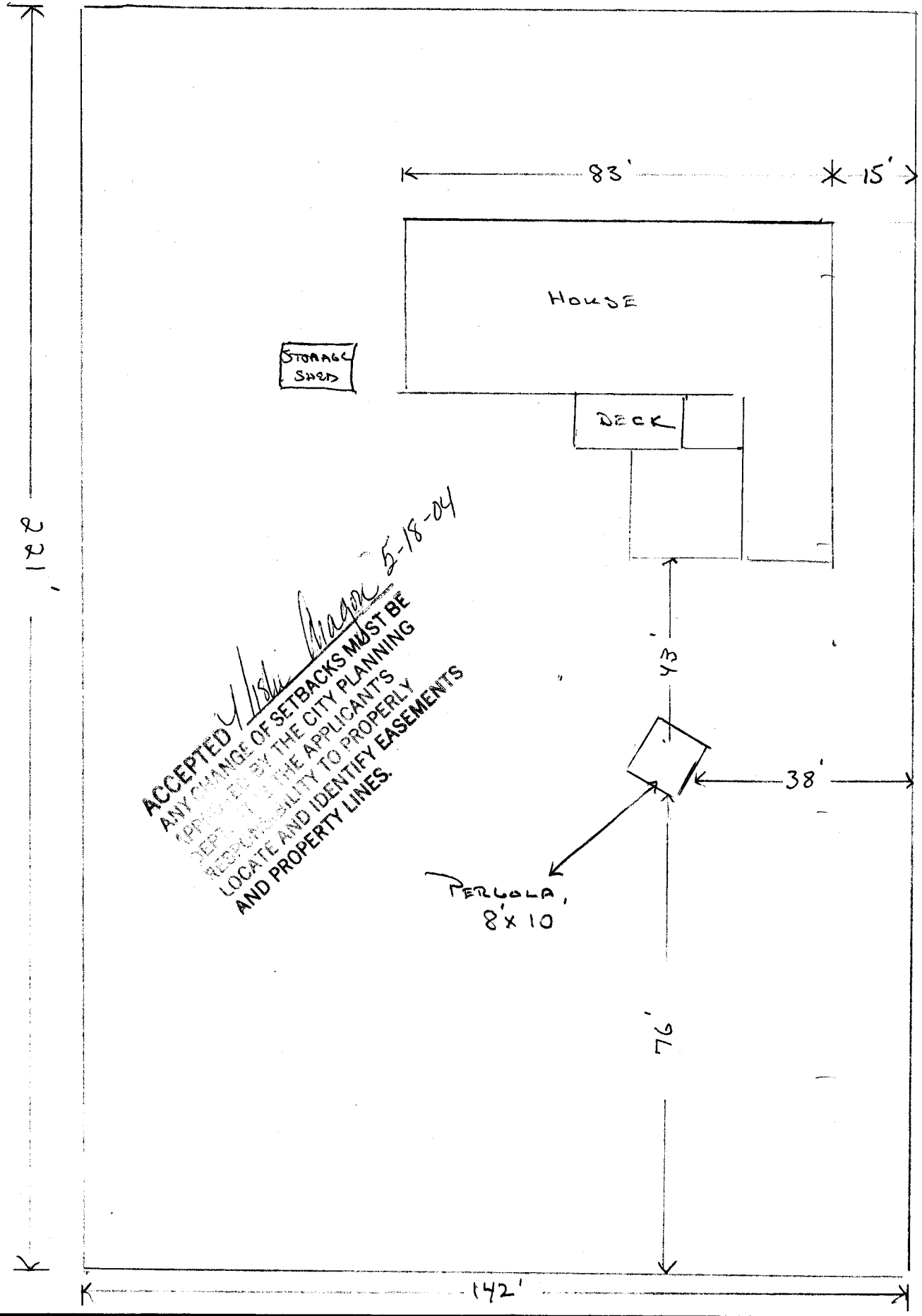
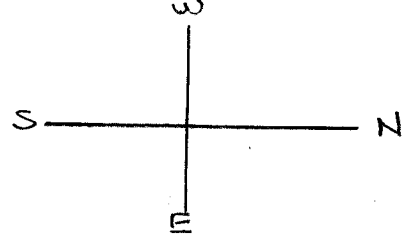
Applicant Signature [Signature] Date 5-18-04
 Department Approval [Signature] Date 5-18-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting Watersbury Date 5/18/04

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)

699 Roundhill Dr

HORIZON GLEN SUBDIVISION



ACCEPTED *W. H. Brown* 5-18-04
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.