

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

91457-9205
 Building Address 660 Round Hill Dr.
 Parcel No. 2945-021-06-006
 Subdivision Round Hill Dr. Sub.
 Filing _____ Block _____ Lot 13

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2906 Sq. Ft. Proposed 48
 Sq. Ft. of Lot / Parcel 45560 (> 1 acre)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 211%
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Joe & Leslie Cocere
 Address 660 Round Hill Dr.
 City / State / Zip Grand Jct, CO

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel
 Addition
 Other (please specify): Enclosing Porch (8'x6')

APPLICANT INFORMATION:

Name Roger Train / Ridgestone Paper Co
 Address 2276 N. Asciba Cir
 City / State / Zip Grand Jct CO 81503
 Telephone 250-9982

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

NOTES: Add-on - Enclosure
Front Porch - 60' From
Property Line + Street

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 <u>RSF-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>✓</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

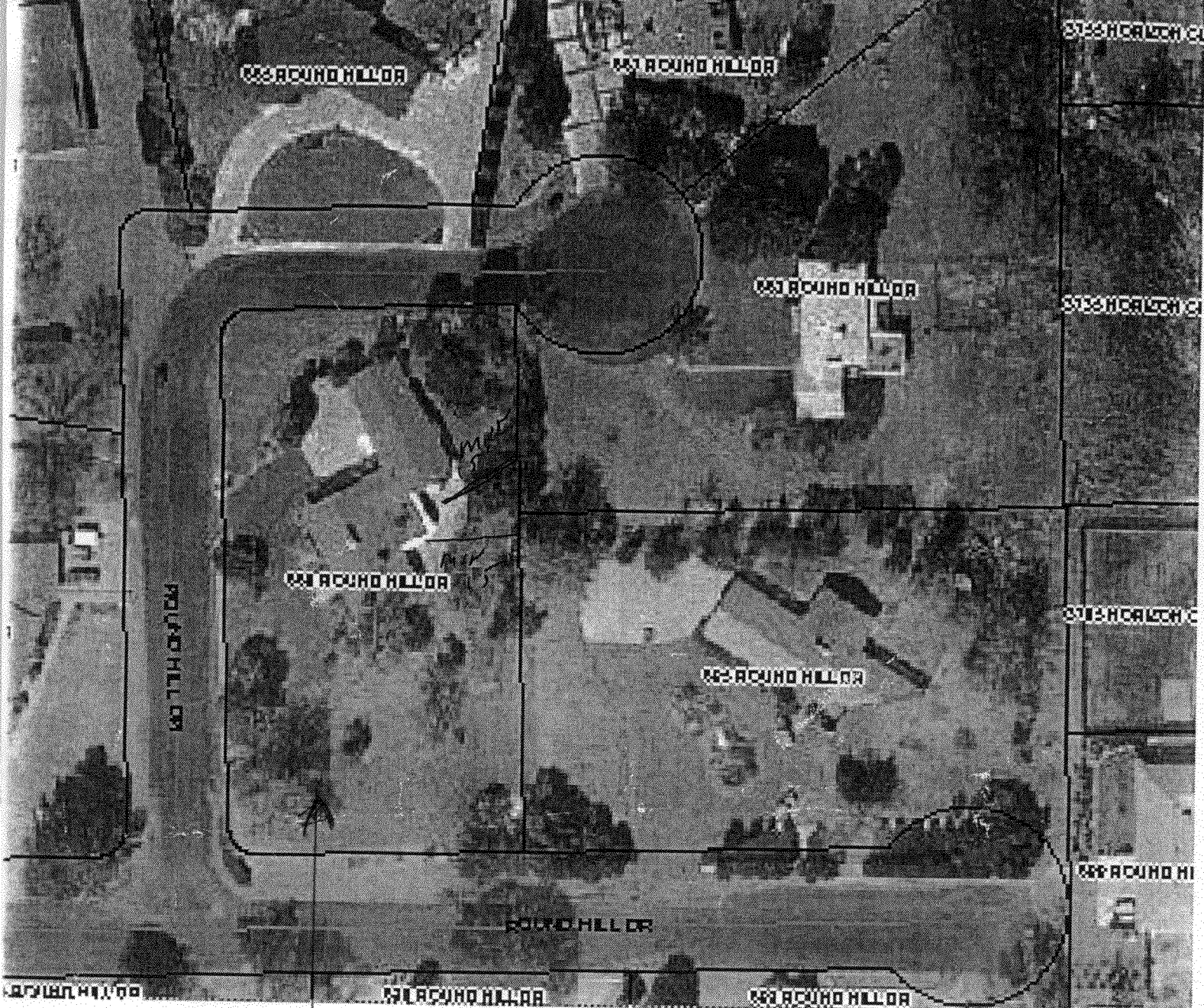
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

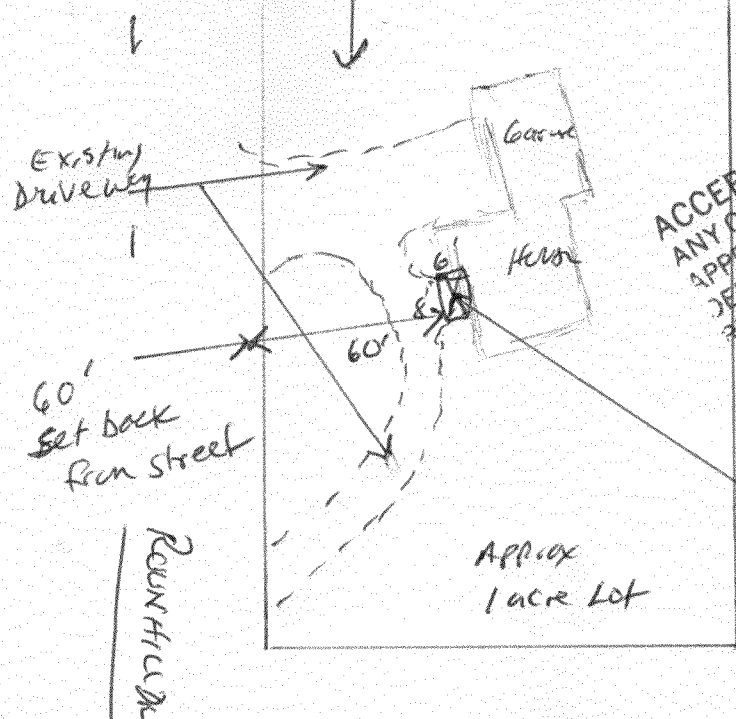
Applicant Signature [Signature] Date 7/27/05
 Department Approval [Signature] Date 7-27-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>No dry in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/27/05</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)



660 Roundhill Dr.



7-27-05 *Gayle Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

New Addition = 6' x 8' Covered Entry

5/27/05
 MUST BE
 PLANNING
 DEPT.
 EASEMENTS