

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

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

10437-32794

Building Address 623 ROUND TABLE RD.  
 Parcel No. 2943-043-60-007  
 Subdivision MOUNTAIN VISTA  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 2683 Sq. Ft. Proposed 864  
 Sq. Ft. of Lot / Parcel 13,722 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4600 SF  
 Height of Proposed Structure 20 FT.

**OWNER INFORMATION:**

Name GAIL & JACKIE HUNT  
 Address 623 ROUND TABLE RD  
 City / State / Zip G.J., CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 24' x 36' DETACHED GARAGE

**APPLICANT INFORMATION:**

Name MOR STORAGE  
 Address 3010 I-70 B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

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

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R3F-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>3</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>none</u>
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).

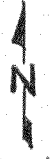
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8-3-06  
 Department Approval [Signature] Date 8/3/06

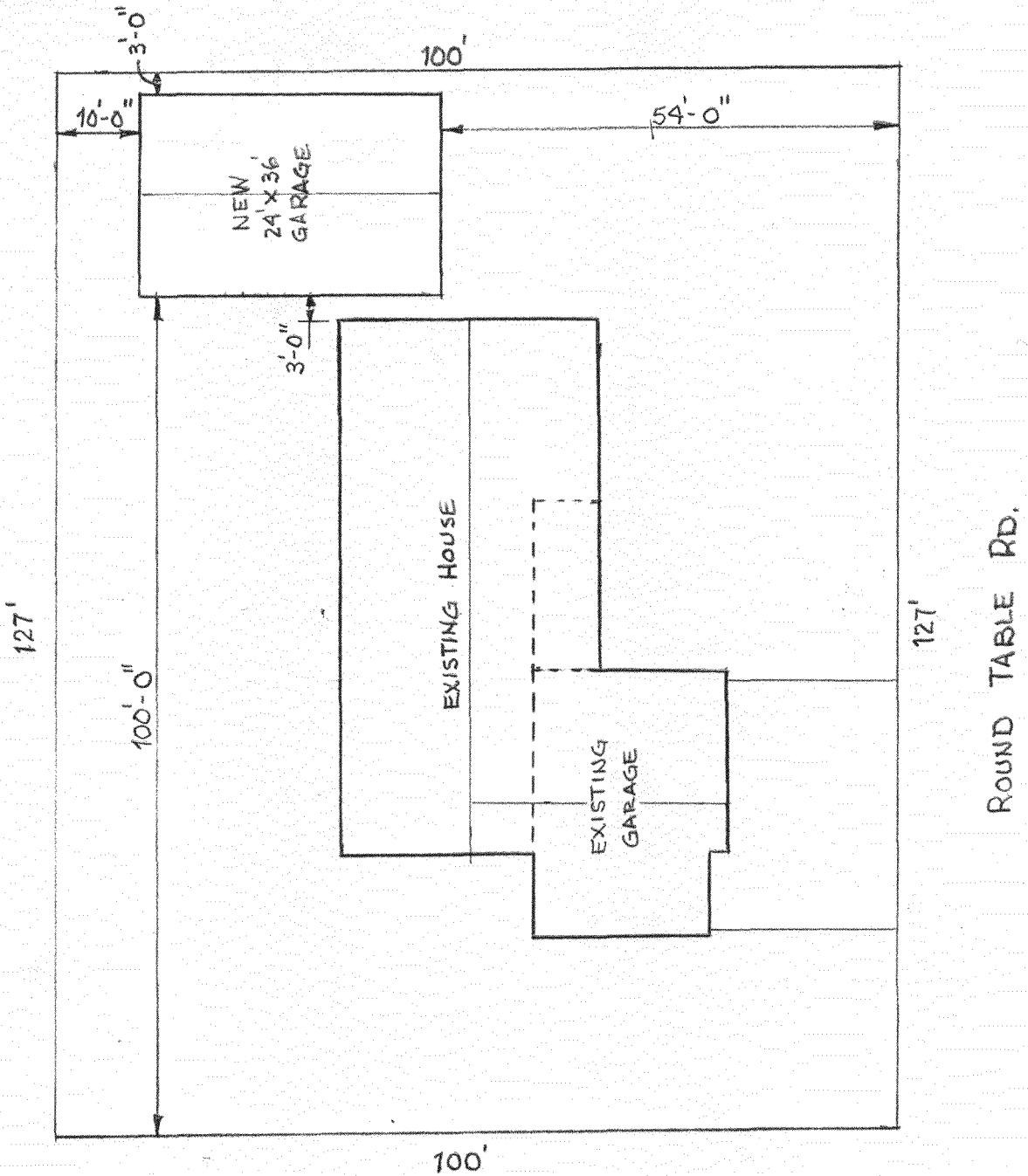
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/2/06</u>		

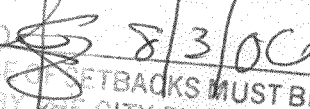
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GAIL HUNT  
623 ROUND TABLE RD.  
G. J. 81504



SCALE: 1" = 20'



ACCEPTED  8/3/06  
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.