

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

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

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

Building Address 630 Round Table Rd. No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-043-63-004 Sq. Ft. of Existing Bldgs 2706 Sq. Ft. Proposed 531  
 Subdivision Mountain Vista Sq. Ft. of Lot / Parcel 13,556 sq ft  
 Filing \_\_\_\_\_ Block 5 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3596 sq. ft.  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Devlin & Bobbi Barnes  
 Address 630 Round Table Rd.  
 City / State / Zip G.J. Colo 81504

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Home Masters Inc.  
 Address 1984 K Rd.  
 City / State / Zip Fruita Colo. 81504  
 Telephone 970-858-3370

**\*TYPE OF HOME PROPOSED:**

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

NOTES: 33'2" x 16' addition and covered patio 12' x 16'

**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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</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 Michael John P. Hummel Date 3/20/06  
 Department Approval Gayleen Henderson Date 3-20-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Deerholt</u>	Date <u>3/20/06</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)

ACCEPTED  
 ANY CHANGE OF PLANS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. ALL PLANS  
 MUST BE SUBMITTED TO THE  
 CITY ENGINEER'S OFFICE  
 FOR REVIEW AND APPROVAL  
 BEFORE CONSTRUCTION  
 AND PROCEEDINGS

3-20-06

*Angela Hebert*

Sale 28 of 1" = 1'



AUG-02-08 WED 11:06 PM

P-01

MOUNTAIN VISTA  
 BLOCK 5  
 LOT 4  
 13556 SQ FT

DRIVE OK  
 2/4  
 8/1/00

ROUND TABLE ROAD

630

ALL DIMENSIONS OF THIS PLAT ARE BASED ON RECORD PLANS ON FILE AT THE OFFICE OF THE COUNTY ENGINEER, LOS ANGELES COUNTY, CALIFORNIA.

