

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

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

Building Address 649 Round Hill Dr. G.J.  
 Parcel No. 2945-021-06-009  
 Subdivision Round Hill  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 7

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 2256 Sq. Ft. Proposed 595  
 Sq. Ft. of Lot / Parcel 47,175 FT<sup>2</sup> (1.083 Ac)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 6877 FT<sup>2</sup> 13%  
 Height of Proposed Structure 14'

**OWNER INFORMATION:**

Name Thomas R + Kim L Haas  
 Address 649 Round Hill Dr.  
 City / State / Zip G.J. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Thomas R + Kim L Haas  
 Address 649 Round Hill Dr.  
 City / State / Zip G.J. CO 81506  
 Telephone 970-254-3109

**\*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.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-1</u>	Maximum coverage of lot by structures <u>40%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15/3</u> from PL Rear <u>30/10</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)

**PAID**  
 MAR 12 2008  
 TB

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 Kim L Haas Date 3/10/08  
 Department Approval PO Paul Hornbeck Date 3/12/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>El Beusley</u>	Date <u>3/12/08</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)

# SITE PLAN

1" = 20' 0"

LOT # 7 ROUNDHILL  
SUBDIVISION

ROUNDHILL DRIVE

EXISTING DRIVES

EXISTING WALK

EXISTING DWELLING

PATIO

WALK

NEW CONST

35'-0"

17'-0"

22'-0"

201.66

140.52

ACCEPTED PD [Signature]  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

18.005