

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54390

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

4pc

3029-4070-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 722 N. Valley Dr TAX SCHEDULE NO. 2701-334-18-004
 SUBDIVISION North Valley Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400
 FILING 1 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Frank & Marcis Perk NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2692 G⁺ Rd
 (1) TELEPHONE 241-0287 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Les Miller Const USE OF EXISTING BLDGS 0
 (2) ADDRESS 2561 Fenton St DESCRIPTION OF WORK AND INTENDED USE: To
 (2) TELEPHONE 252-9353 Build a new Home S/F

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 4.1 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 5' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 9 T.ZONE 4 ANN# #35-9f

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

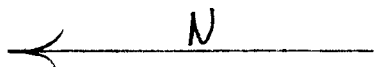
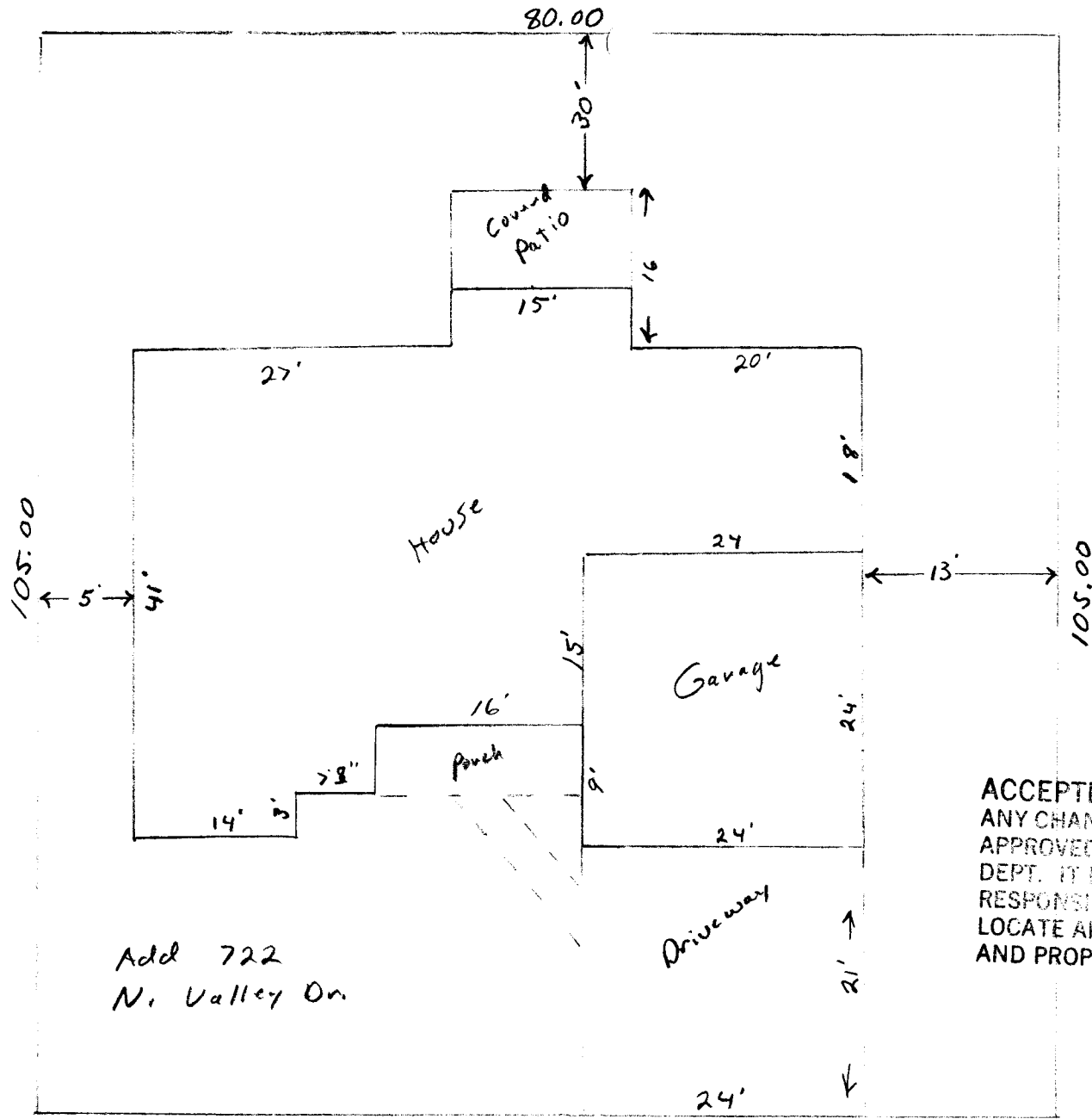
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Les Miller Date 11-29-95
 Department Approval Ronnie Edwards Date 11-29-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8777-S/F
 Utility Accounting Miller Fowler Date 11-29-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Lot 4 Bl 2

Tax # 2701-334-18-004

Owner

Frank & Maavis Park

Ph. # 241-0287

ACCEPTED *Ronnie* 11/29/95
 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.

Add 722
 N. Valley Dr.

80.00
 722 North Valley Drive

108' →
 To Floor Line
 or
 Intersection of Street