

FEE \$	10.00
TCP \$	0

BLDG PERMIT NO.	541088
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*PC*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>723 North Valley Dr</u>	TAX SCHEDULE NO. <u>2701-334-19-UB</u>
SUBDIVISION <u>North Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1660 sq ft</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) <u>none</u>
(1) OWNER <u>Michael Hagler</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>3280 Shadow Ridge Ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-523-1687</u>	USE OF EXISTING BLDGS <u>none</u>
(2) APPLICANT <u>Becky Hagler</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>residential</u>
(2) ADDRESS <u>3280 Shadow Ridge Ct</u>	
(2) TELEPHONE <u>970-523-1687</u>	

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

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).

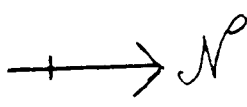
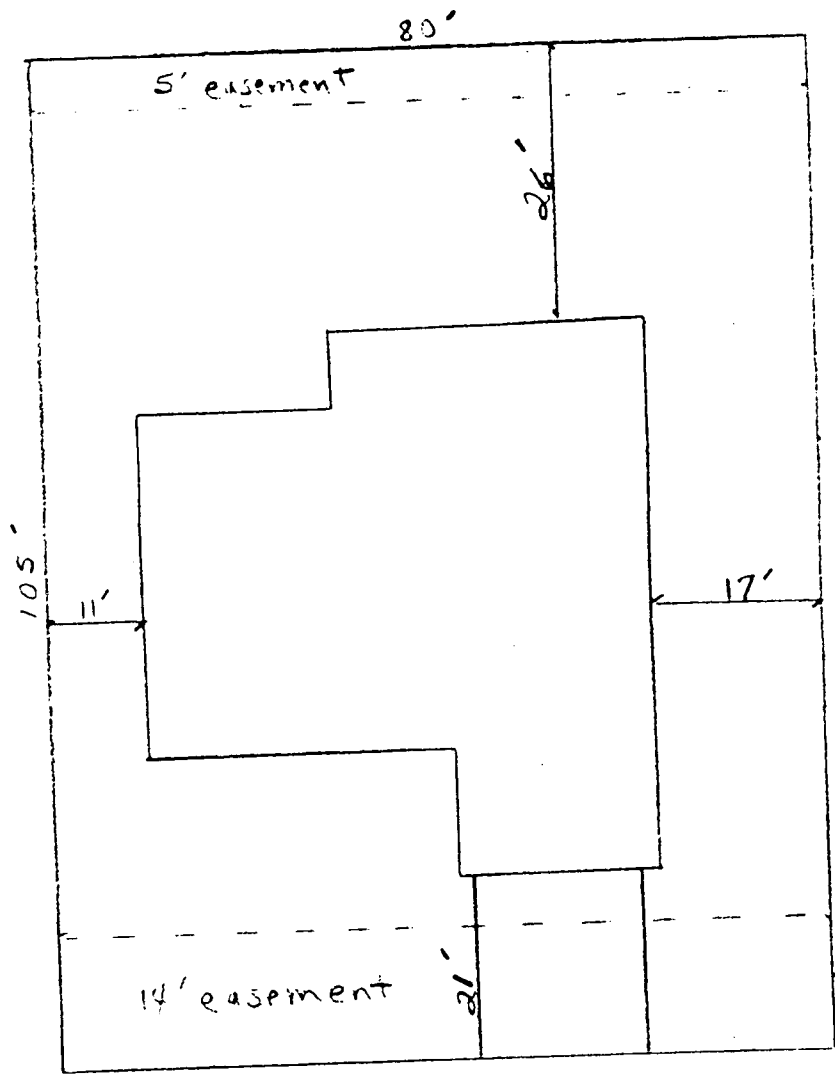
Applicant Signature <u>Becky Hagler</u>	Date <u>1-9-96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>1-10-96</u>

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8861

Utility Accounting [Signature] Date 1/10/96

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 3 Block 3  
North Valley Subl. # 1

Proposed Driveway  
Located OK.  
No Permit Required.  
J. J. [Signature]  
1-8-96

ACCEPTED Ronnie 1/10/96  
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.

723 North Valley Dr	
1660 sq ft heated	SCALE