

FEE \$	10-
TCP \$	-0-

BLDG PERMIT NO. 55465

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 724 North Valley Dr. TAX SCHEDULE NO. Not assigned 17-011 old # 2701-334-

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1857

FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER G Road LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 23 Pyramid Rd. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-5512 USE OF EXISTING BLDGS —

(2) APPLICANT Chris Carnes DESCRIPTION OF WORK AND INTENDED USE: New home

(2) ADDRESS 1401 N. 1st St.

(2) TELEPHONE 241-4000

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) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 20' from PL Special Conditions ACCD approval required

Maximum Height _____ CENS.T. 10 T.ZONE 4 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 Chris Carnes Date 4/5/96

Department Approval Marcia Rabideaux Date 4-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9098

Utility Accounting Chris Carnes Date 4-5-96

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)

PLOT PLAN

Address: 724 North Valley Dr.

Legal Desc. Lot 4, Block 2 North Valley
Tax sched. # NOT assigned yet Subd. #2

20 scale

setback requirements

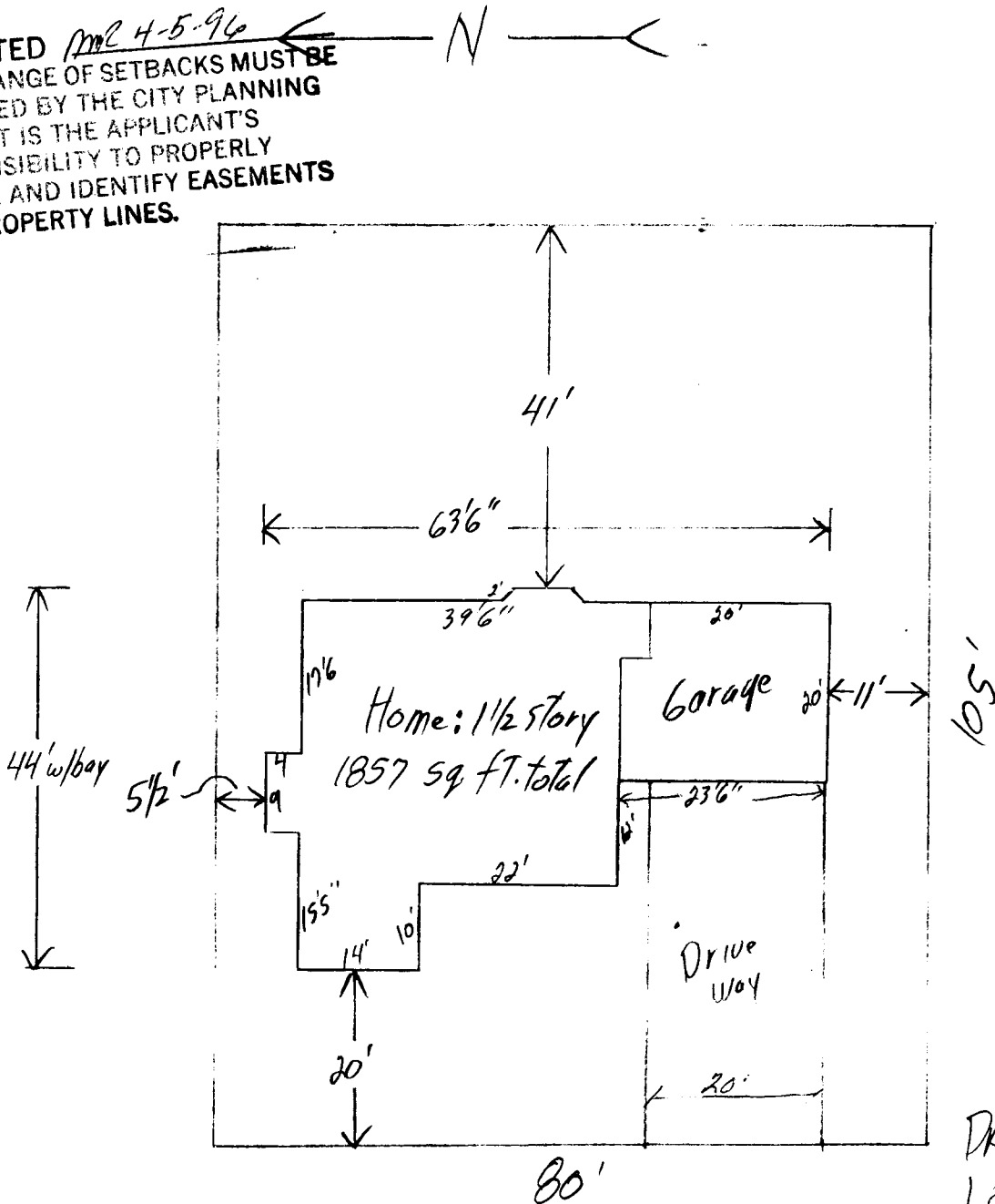
Front: 20'

rear: 20' for lots on
West perimeter.

15' for lots not
on West perimeter

side: 5'

ACCEPTED MO 4-5-96
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.



North Valley Drive

DRIVEWAY
LOCATION OK

J. C. K. K. K.
4-5-96