

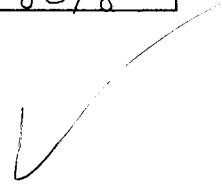
FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 58018

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3029-4110-01- Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 726 North Valley Dr. TAX SCHEDULE NO. 2701-334-18-012
SUBDIVISION North Valley #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
FILING 2 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Rivers Edge Building Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2467 Camarillo Dr. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 249-3516 USE OF EXISTING BLDGS New Residence
(2) APPLICANT Chris Carner DESCRIPTION OF WORK AND INTENDED USE: New
(2) ADDRESS TELEPHONE 241-4000 CONSTRUCTION

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 2
or from center of ROW, whichever is greater
Side 5' from PL Rear 15' from PL Special Conditions
Maximum Height CENSUS TRACT 4 TRAFFIC ZONE 9

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 [Signature] Date 10/17/96
Department Approval [Signature] Date 10-18-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9594
Utility Accounting [Signature] Date 10-18-96

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: 726 N. Valley Drive

Legal Desc. Lot 6, Block 4, N. Valley #2

Tax sched. # 2701-334-18-012

20 scale

set back requirements

Front: 20'

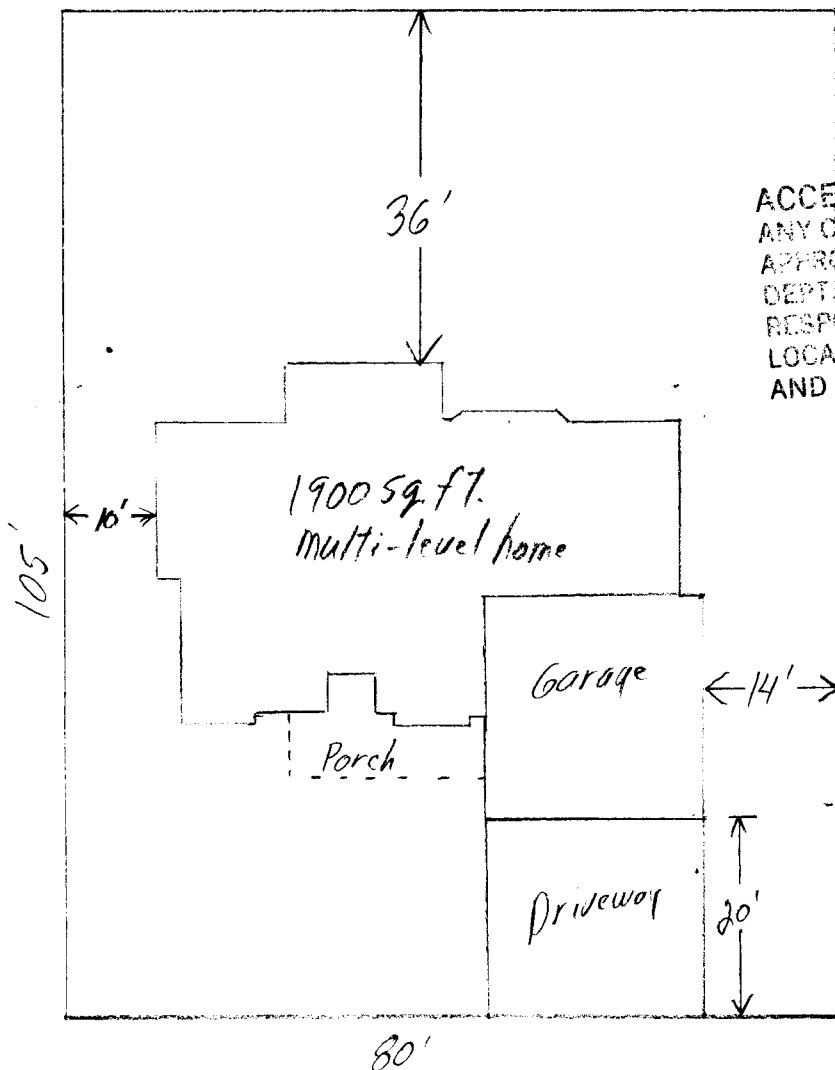
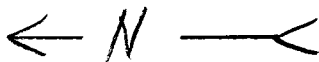
Rear: ~~20' for lots~~

~~set perimeter.~~

15' for lots not

OR set perimeter

side: 5'



ACCEPTED ME 10-18-96
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. Ron Newton 10-18-96