

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 55579
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 722 1/2 North Valley Dr TAX SCHEDULE NO. 2701-334-17-001  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1655  
 FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER G Road LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 22 Pyramid Rd, Aspen Co NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 250-5512 USE OF EXISTING BLDGS New home  
 (2) APPLICANT Chris Carnes DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 1401 N. 1<sup>st</sup> ST. S/F  
 (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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 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 3/25/96  
 Department Approval Ronnie Edwards Date 3/27/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9063-S/F  
 Utility Accounting Melba Fowler Date 3-27-96

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

20 scale

Address: 722 1/2 North Valley Jr.

setback requirements

Legal Desc. Lot 2 Block 2 N Valley

Front: 20'

rear: 20' for lots on West perimeter.

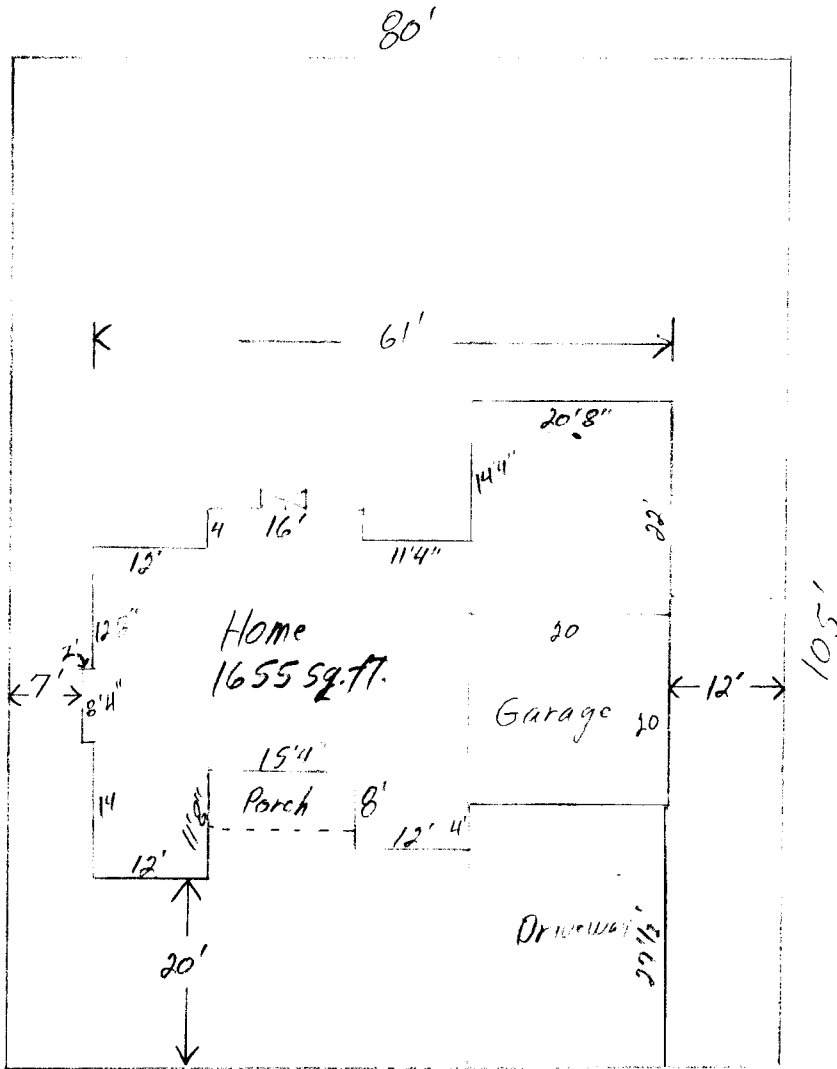
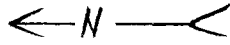
15' for lots NOT on West perimeter

Tax sched. # 2701-334-17-001 # 2

side: 5'

ACCEPTED  
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.

Ronnie 3/27/96



Street  
North Valley Drive

DRIVEWAY  
LOCATION OK

J. K. [Signature]  
3-26-96