

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56570

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 723 1/2 North Valley Dr TAX SCHEDULE NO. 2701-334-19-005
 SUBDIVISION North Valley Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1730
 FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Todd Holgate NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2936 G Rd
 NO. OF BLDGS. ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Todd Holgate USE OF EXISTING BLDGS Residential
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE same Residential Dwelling

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 PR4.1 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 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 9 TRAFFIC ZONE 4

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 Todd Holgate Date 6-19-96
 Department Approval Ronnie Edwards Date 6-20-96

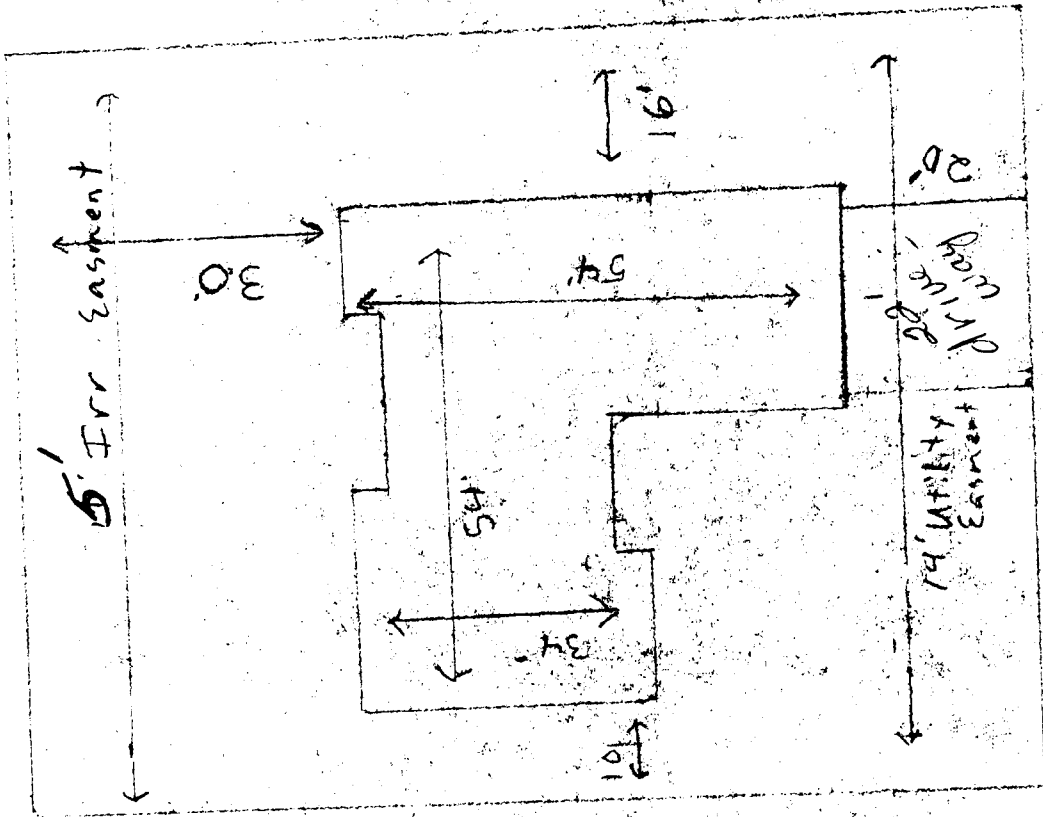
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9288
 Utility Accounting Chapman Date 6-20-96

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)

Rear

Site Plan
105' 1" = 20'



front

723 1/2 North Valley Drive

ACCEPTED *Ronnie 6/20/96*
 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.

DRIVEWAY
 LOCATION OK
J. K. Kula
 6-18-96