

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 56649

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



3029-4115-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 224 1/2 North Valley Dr. TAX SCHEDULE NO. 2701-334-18-010
 SUBDIVISION North Valley #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2095
 FILING 2 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER G Road LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2467 Cimarron
 (1) TELEPHONE 248-3516 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Rivers Edge Bldgs. Inc. USE OF EXISTING BLDGS Residence
 (2) ADDRESS 2467 Cimarron Dr. DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 248-3516 S/F

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
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 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 [Signature] 241-4000 Date 6/28/96
 Department Approval [Signature] Date 6/28/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9311-S/F
 Utility Accounting [Signature] Date 6-28-96

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 1/2 North Valley Dr.

Legal Desc. L.6 B.2 North Valley #2

Tax sched # 2701-334-18-010

20 scale

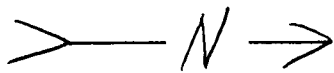
setback requirements

Front: 20'

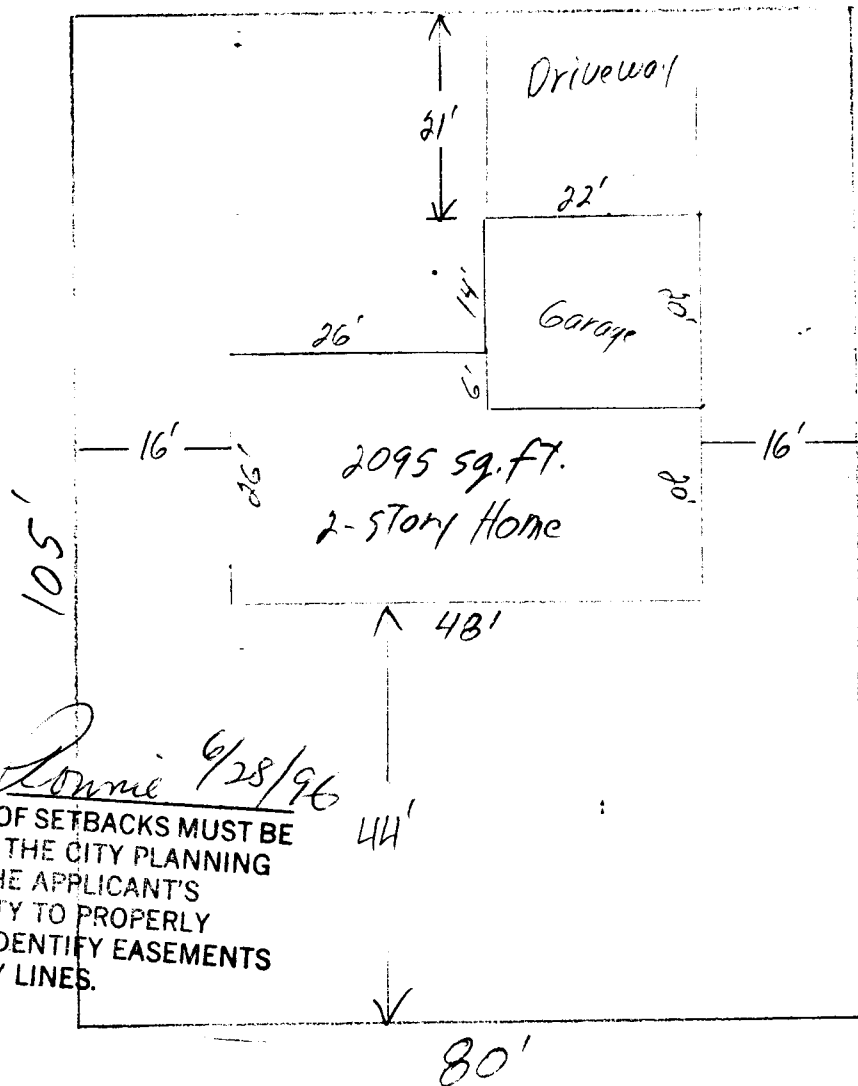
rear: 20' for lots on West perimeter

this lot - 15' for lots on West perimeter

side: 5'



724 1/2 North Valley Drive



ACCEPTED Ronnie 6/28/96
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
J. R. [Signature]
6-29-96