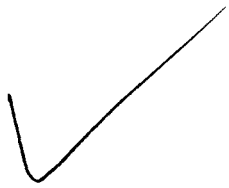


FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 59208

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>727 24<sup>3</sup>/<sub>4</sub> Road</u>	TAX SCHEDULE NO. <u>2701-334-18-011</u>
SUBDIVISION <u>North Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2140</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>Rivers Edge Bldgs.</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2467 Cimarron Drive</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>248-3516</u>	USE OF EXISTING BLDGS <u>Residential</u>
(2) APPLICANT <u>Chris Carne</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New construction</u>
(2) ADDRESS <u>2467 Cimarron</u>	
(2) TELEPHONE <u>248-3516</u>	

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 <u>PR 4.1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5</u> from PL Rear <u>15</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>4</u>

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 <u>[Signature]</u>	Date <u>2/19/97</u>
Department Approval <u>[Signature]</u>	Date <u>2-21-97</u>

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9907

Utility Accounting [Signature] Date 2/21/97

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: 727 24 3/4 Road

Legal Desc. L. 7, B2, North Valley # 2

Tax sched # 2701-334-18-011

20 scale

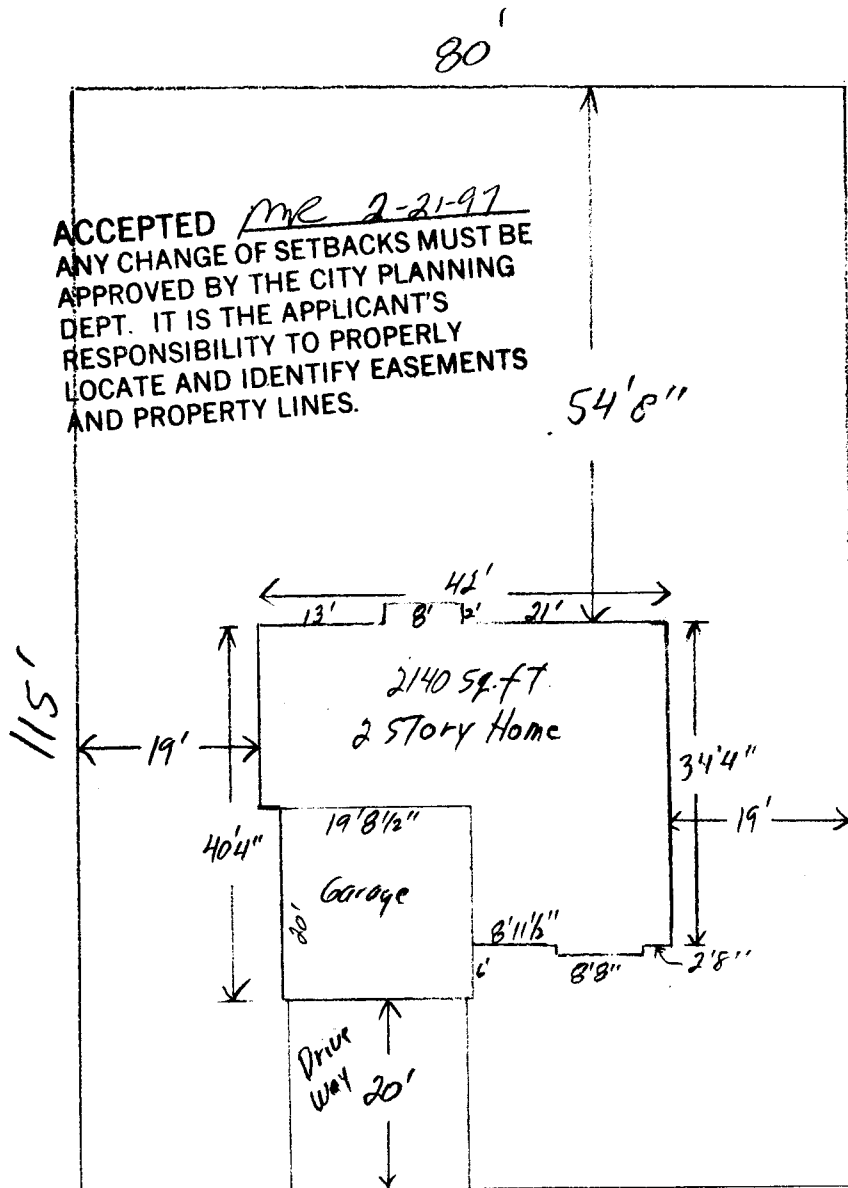
setback requirements

Front: 20'

rear: 20' for lots on west perimeter

15' for lots not on west perimeter.

side: 5'



ACCEPTED MC 2-21-97  
 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.

24 3/4 Road

DRIVEWAY  
LOCATION OR

J. / [Signature]  
2-19-97