

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 62691

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

BLDG ADDRESS 725 1/2 24 3/4 R TAX SCHEDULE NO. 2701 334 18 009
 SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1640
 FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER DAVE WENS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3029 F 3/4 Rd GDDUCT NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4448 USE OF EXISTING BLDGS _____
 (2) APPLICANT DAVE WENS DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS SAME SINGLE ~~PROPERTY~~ FAMILY HOME
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 41 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 Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____ CENSUS 9 TRAFFIC 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 [Signature] Date 10/21/97
 Department Approval Ronnie Edwards Date 10/22/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10646
 Utility Accounting [Signature] Date 10/24/97

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)

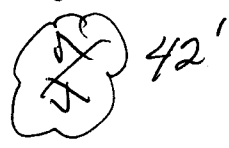
ACCEPTED *Bonnie* 10/22/97
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Revised
11/4/97
okay P&G

105'

5' → 38'

58



DRIVE WAY

08

24 3/4 Rd.

DRIVEWAY LOCATION O.K.
U. Cleland 10/21/97