

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



BLDG PERMIT NO. 59923

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

3029-4120-02-4



BLDG ADDRESS 724 North Valley Dr. TAX SCHEDULE NO. 2701-334-18-008  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 240  
 FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) 1857  
 (1) OWNER Thomas Walsh NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 724 N. Valley  
 (1) TELEPHONE 243-7892 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Rivers Edge Bldgs, Inc USE OF EXISTING BLDGS Storage  
 (2) ADDRESS 2467 Cimarron Dr. DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) TELEPHONE 248-3516 Construction

**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 4.1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side Acc. 3' from PL Rear Acc. 3' from PL  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 9 TRAFFIC 4 ANNEX# \_\_\_\_\_

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 4/10/97  
 Department Approval [Signature] Date 4/10/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 4/10/97

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: 724 North Valley Drive

Legal Desc. L.4 B.2 North Valley #2

Tax sched # 2701-334-18-008

20 scale

~~setback requirements~~

~~Front: 20'~~

~~rear: 20' for lots on West perimeter~~

~~15' for lots NO on West perimeter~~

~~side: 5'~~

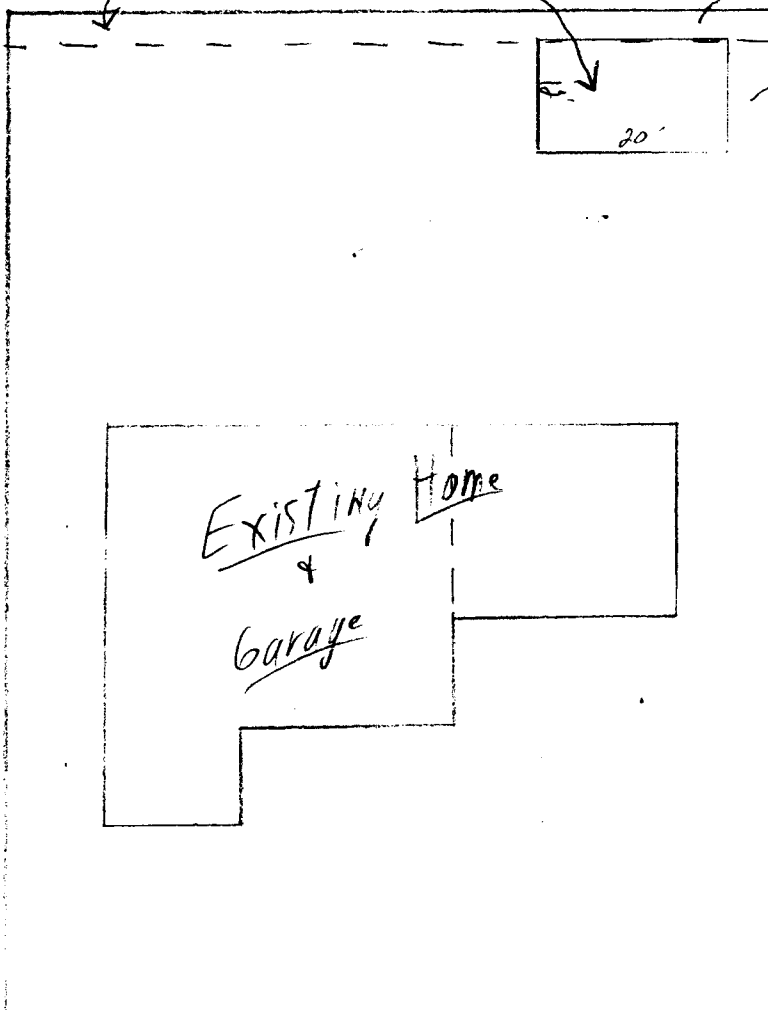


accessory building  
setbacks: 3'

5' irrigation  
easement

Proposed 12' x 20'  
accessory building

5' setback



5' setback

105'

EXISTING  
+  
Garage

Home

80'

North Valley Drive

ACCEPTED SLC 4/10/197  
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.