

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 60484

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



BLDG ADDRESS 728 N. Valley Drive TAX SCHEDULE NO. 2701-334-26-004
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300
 FILING 3 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Rivers Edge Builders, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4939 C.R. 154 Glenwood Spgs. Colo.
 (1) TELEPHONE 970-947-0431 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Rivers Edge Bldrs Inc USE OF EXISTING BLDGS Residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE _____ CONSTRUCTION

260
0077
CW

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 3.8 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 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 8/5/97
 Department Approval [Signature] Date 8/5/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10443
 Utility Accounting [Signature] Date 8/6/97

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: 728 N. Valley Drive

Legal Desc. Lot 4 Block 2 North Valley #3

Tax sched. # 2701-334-26-004

20 scale

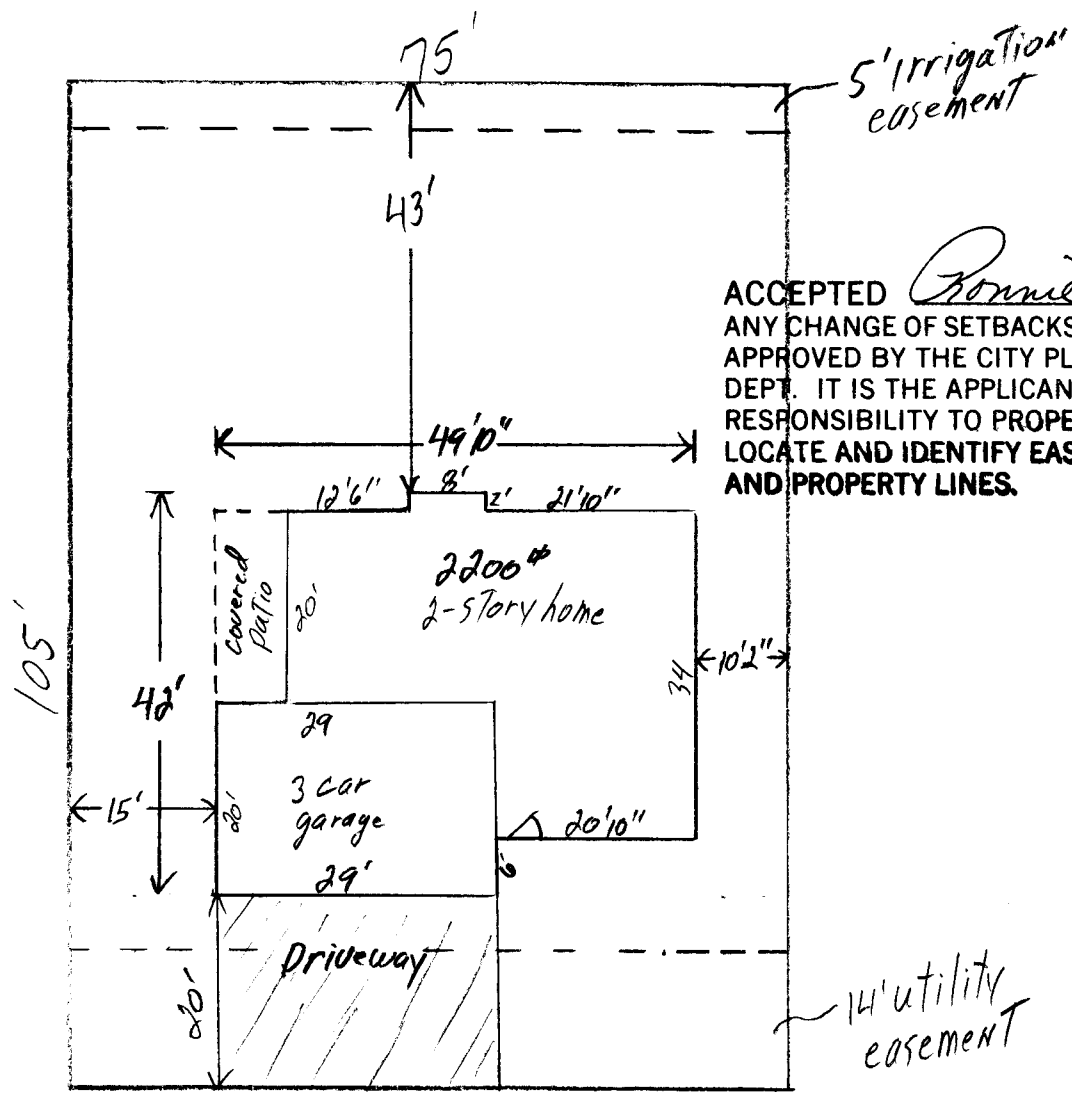
setback requirements

Front: 20'

rear: 20' for lots on West perimeter.

15' for lots on West perimeter

side: 5'



ACCEPTED *Ronnie 8/5/97*
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.

North Valley Drive



DRIVENWAY LOCATED OK.
El Ashbeck 8/5/97