

FEE \$	0.-
TCP \$	—
SIF \$	292



BLDG PERMIT NO. 67556

Total 302.-

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

BLDG ADDRESS 729 North Valley TAX SCHEDULE NO. 2701-334-27-003  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2371  
 FILING 3 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Thunder Mtn Builders NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 436 N. Pacer Ct.  
 (1) TELEPHONE 243-6267 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Kathleen Hill USE OF EXISTING BLDGS —  
 (2) ADDRESS Thunder Mtn Builders DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 243-6267 New home

**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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL 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).

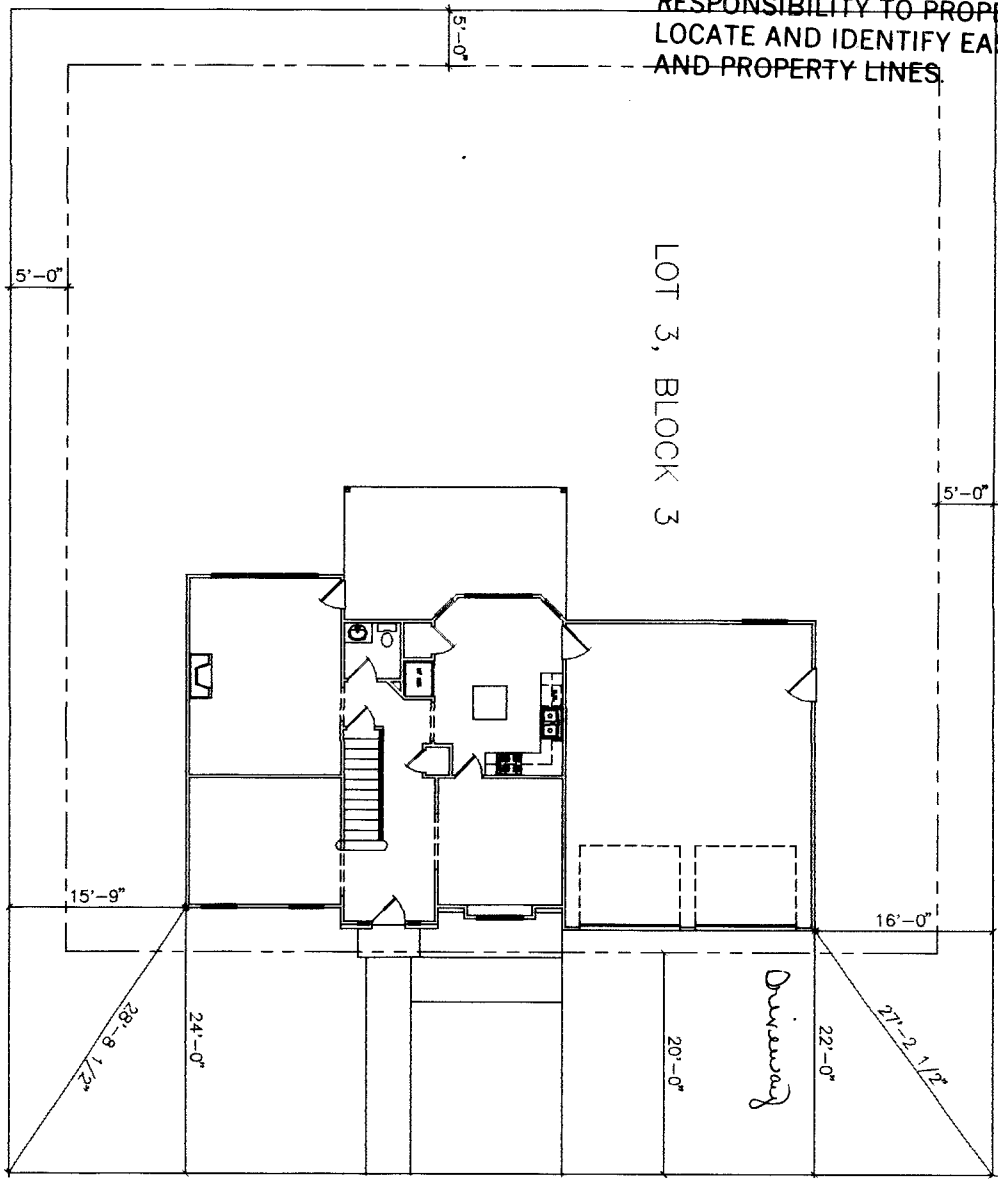
Applicant Signature Kathleen Hill Date 10/20/97  
 Department Approval Shonda Edwards Date 10-22-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10644  
 Utility Accounting Tracy Date 10/22/97

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 *Ronnie* 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.




SCALE: 3/16" = 1'-0" (EXCEPT WHERE NOTED)  
**PLOT PLAN**

NORTH VALLEY DRIVE

DRIVENWAY LOCATION  
 O.K. *KE* *10/20/97*

THUNDER MTN. BUILDERS
10-17-97
3/16" = 1'-0"
SHEET 4

**THUNDER MTN. BUILDERS**



*Auto* **DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
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