

FEE \$ 10.
TCP \$
SIF \$ 292.



BLDG PERMIT NO. 1022093

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 728 1/2 North Valley Dr. TAX SCHEDULE NO. 2701-334-26-006
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860
 FILING 3 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Rivers Edge Bldg, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4434 C.R. 154
Grand Junction, CO 81601
 (1) TELEPHONE 241-4000 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Chris Corni USE OF EXISTING BLDGS 0
 (2) ADDRESS 3682 Paradise Way DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 241-4000 residence

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 RH-3B Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS _____ TRAFFIC _____ 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 10/28/97
 Department Approval [Signature] Date 10-29-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10660
 Utility Accounting [Signature] Date 10-28-97

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 1/2 North Valley Drive

Legal Desc. L. 6 B 2, North Valley #3

Tax sched. # 2701-334-26-006

20 scale

setback requirements

Front: 20'

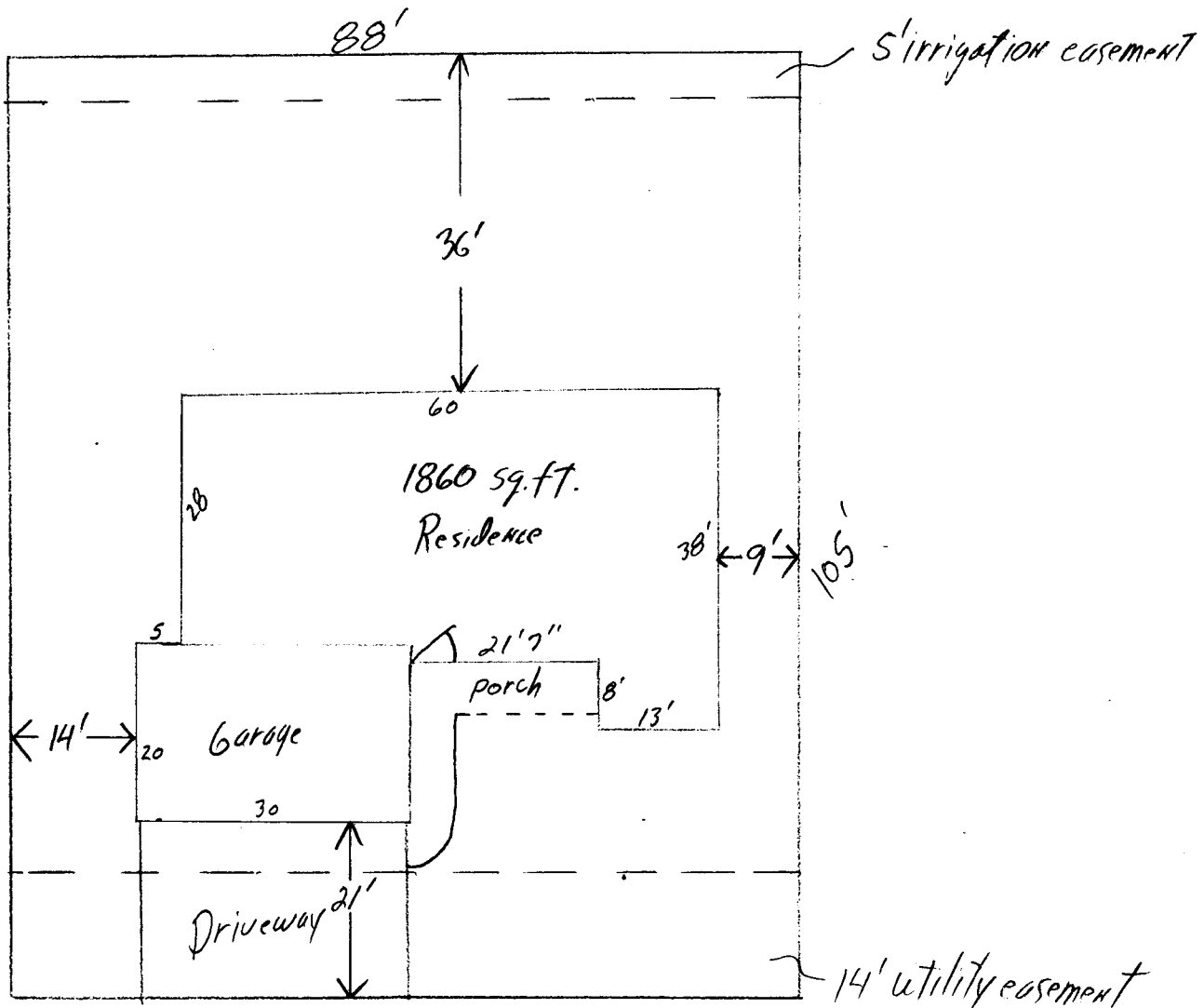
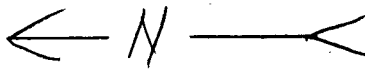
rear: 20' for lots on

West perimeter

15' for lots on

on West perimeter

side: 5'



North Valley Drive

ACCEPTED SC 10/29/97
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.

DRIVEWAY LOCATION O.K.
U Ashbeck 10/29/97