

FEE \$	10.00
TCP \$	
SIF \$	292.00



BLDG PERMIT NO. 103804

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 746 1/2 Ave 729 24 1/4 Rd TAX SCHEDULE NO. 2701-334-26-003

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860

FILING 3 BLK 2 LOT 3 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 4939 CR 154 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE Local 360-0077 USE OF EXISTING BLDGS N/A

(2) APPLICANT Cris Carnes DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS as above (2) TELEPHONE _____ New 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 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 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 2/2/98

Department Approval [Signature] Date 2/4/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. # 10904

Utility Accounting [Signature] Date 2-4-98

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: 729 24 3/4 Road

Legal Desc. Lot 3 Block 2 North Valley #3
Tax sched. # 2701-334-26-003

20 scale

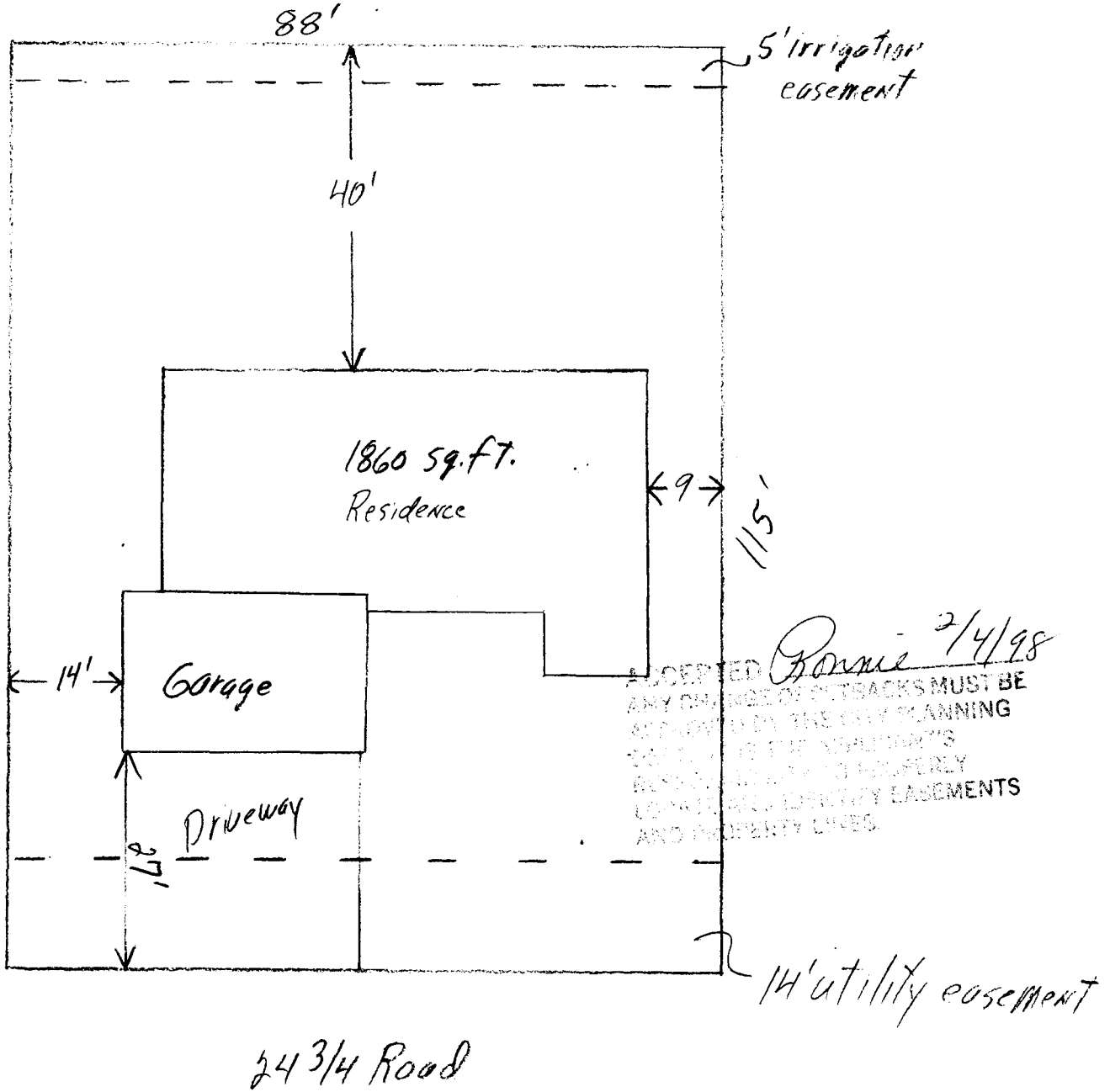
setback requirements

Front: 20'

rear: 20' for lots on West perimeter

15' for lots on East perimeter

side: 5'



DRIVEWAY LOCATION OK

W. Ashbeck 2/3/98