

FEE \$	10
TCP \$	
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 65899

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 731 24 3/4 Road TAX SCHEDULE NO. 2701374-26-007
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2209
 FILING 3 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Rivers Edge Builders, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4939 C.R. 154 Glenwood
81601 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-0077 USE OF EXISTING BLDGS 0
 (2) APPLICANT Chris Carnes DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS same
 (2) TELEPHONE 260-0077 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 PR3.8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____
 CENSUS 9 TRAFFIC A 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 Chris Carnes Date 6/22/98

Department Approval Antonia Castello Date 6-25-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11405

Utility Accounting Estlie Vanover Date 6/25/98

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: 731 24 3/4 Road

Legal Desc. L.7 B.2 North Valley #3

Tax sched # 2701-334-26-007

20 scale

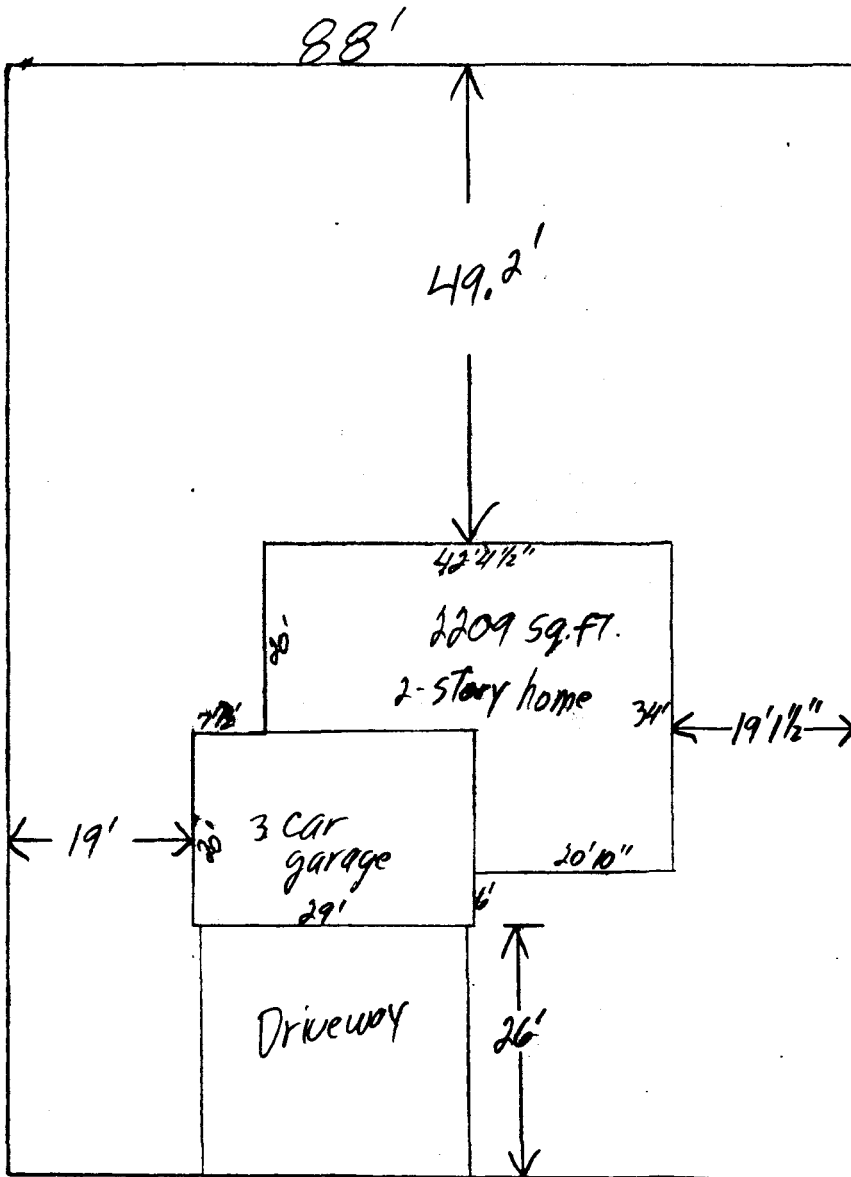
setback requirements

Front: 20'

rear: 20' for lots on West perimeter.

15' for lots not on West perimeter

side: 5'



ACCEPTED S.L.C. 6-25-98
 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.

RENEWAL LOCATION O.K.
 De [Signature]
 6/23/98

24 3/4 Road