

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 102573

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 727 1/2 24 3/4 Road TAX SCHEDULE NO. 2701-334-26-001  
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1840  
 FILING 3 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Rivers Edge Builders NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 4939 C.R. 154 Colewood (594) NO. OF BLDGS ON PARCEL  
81611 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 260-0077 USE OF EXISTING BLDGS —  
 (2) APPLICANT Rivers Edge DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS Same residence  
 (2) TELEPHONE —

**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-3.0 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 Special Conditions —  
 Side 5' from PL Rear 15' from PL  
 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 8/17/98  
 Department Approval [Signature] Date 8-18-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 115.34

Utility Accounting R. Raymond Date 8/18/98

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: 727 1/2 24 3/4 Road

Legal Desc. Lot 4, Block 2, North Valley #3

Tax sched # 2701-334-26-001

20 scale

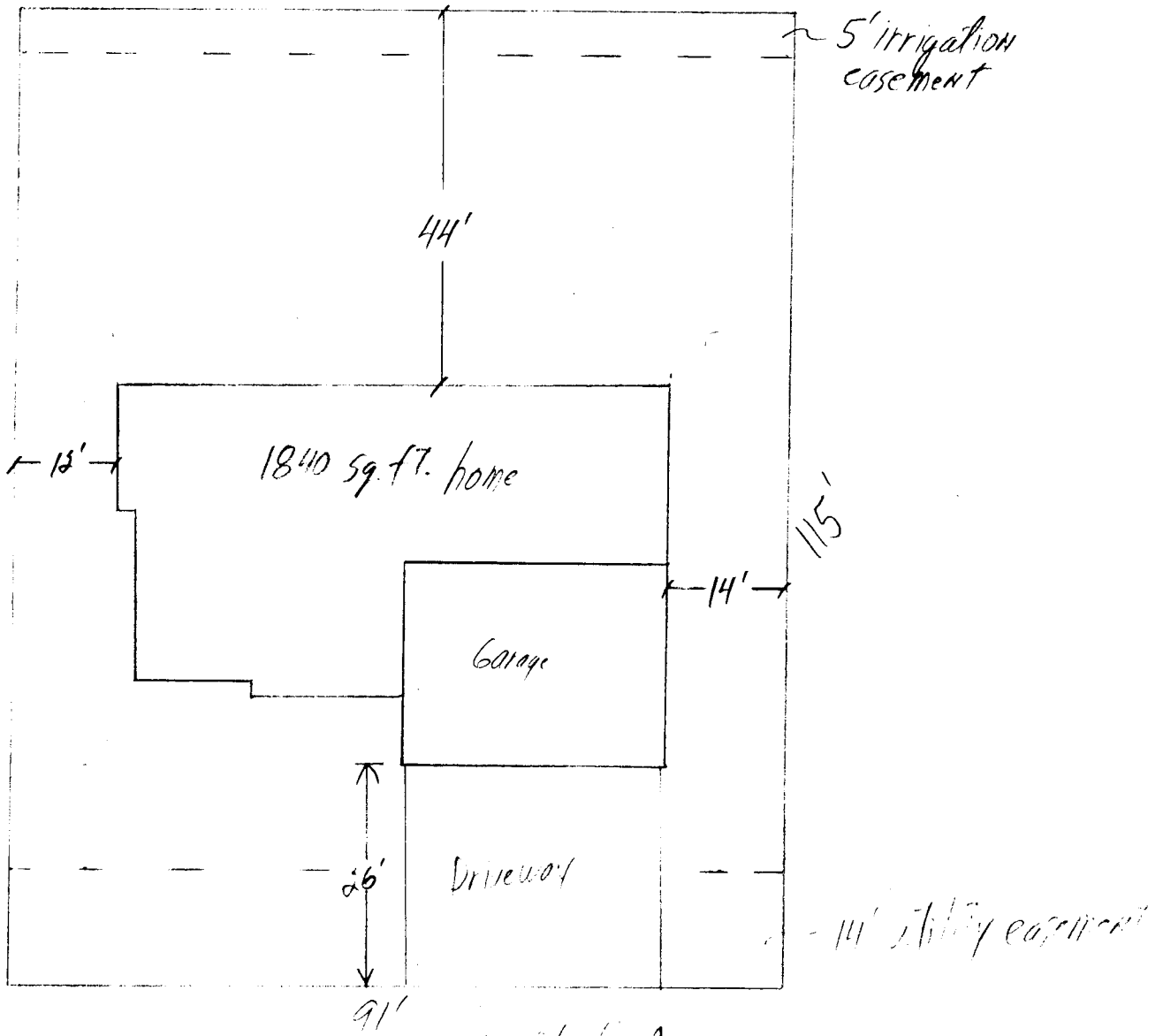
setback requirements

Front: 20'

rear: 20' for lots on west perimeter

15' for lots NOT on west perimeter

side: 5'



24 3/4 Road

*Driveway location OK*  
*Rich Davis*

*8-17-98*

**ACCEPTED** *XV 8-18-98*  
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.