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BLDG PERMIT NO. 04341

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>727 N. VALLEY DR.</u>	TAX SCHEDULE NO. <u>2701-334-19-011</u>
SUBDIVISION <u>NORTH VALLEY SUBD.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1693 LVE 528 GARAGE</u>
FILING <u>TWO</u> BLK <u>3</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>N/A</u>
(1) OWNER <u>JEFF & STACEY KELLEY DDA/COLORADO HOMES</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>186 1/2 GLORY VIEW DR.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-242-2968</u>	USE OF EXISTING BLDGS <u>SINGLE FAMILY RESIDENCE</u>
(2) APPLICANT <u>JEFFREY D KELLEY</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>NEW CONSTRUCTION / RESIDENCE</u>
(2) ADDRESS <u>186 1/2 GLORY VIEW DR.</u>	
(2) TELEPHONE <u>970-242-2968</u>	

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 <u>R-4.1</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>/</u>
Maximum Height <u>—</u>	CENSUS <u>9</u> TRAFFIC <u>4</u> ANNEX# <u>—</u>

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 <u>Jeffrey D Kelley DDA/Colorado Homes</u>	Date <u>3-12-98</u>
Department Approval <u>[Signature]</u>	Date <u>3-16-98</u>

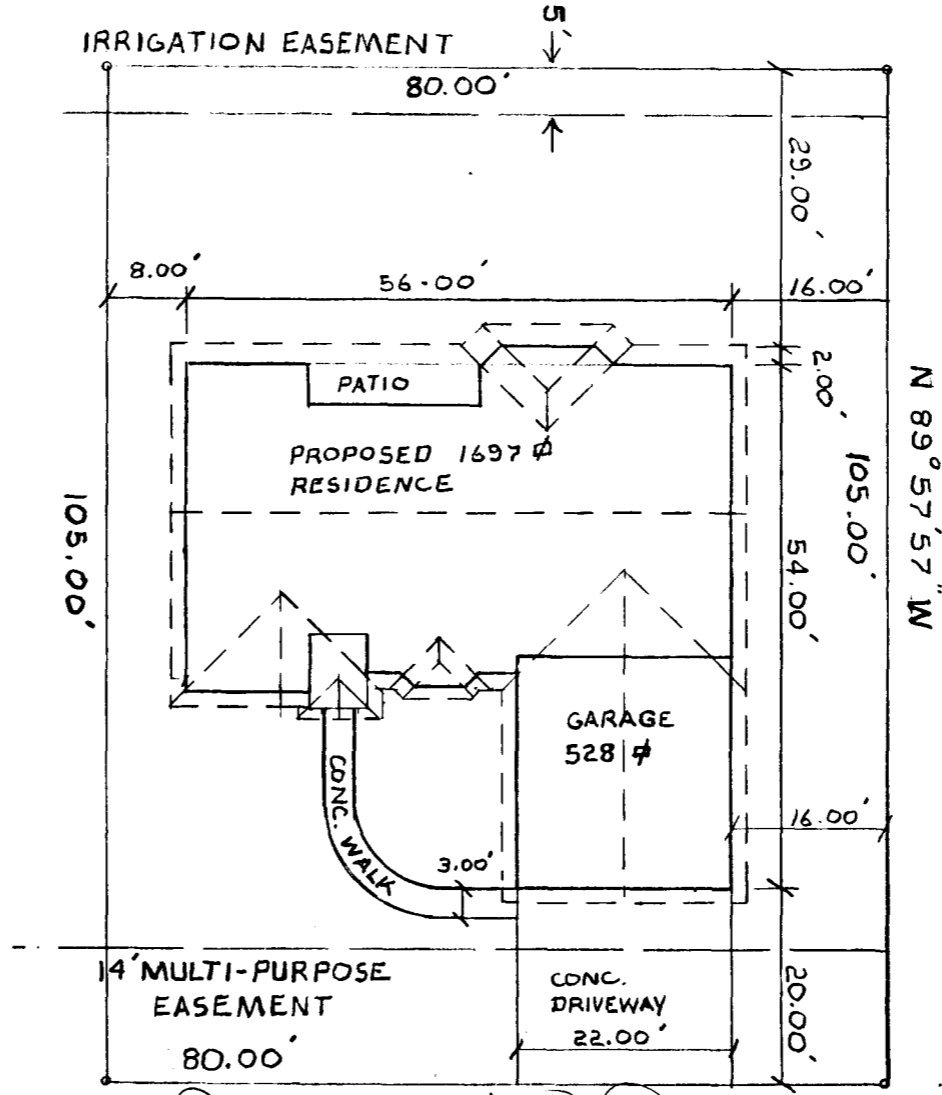
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11069

Utility Accounting [Signature] Date 3/16/98

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)

ACCEPTED *KV 3-10-98* *Per SC*
 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.



W. Conner
 DEPARTMENT LOCATED O.K.
 3/13/98

PLOT PLAN,
 Scale: 1"=20'

TAX SCHEDULE 2701-334-19-011

727 North Valley Dr

Lot 7 Block 3 Filing No. Two
 NORTH VALLEY SUBDIVISION
 Numbered as 727 N. Valley DR.
 Grand Junction, Colorado

COLORADO HOMES
 Bldg. & Design
 GRAND JUNCTION
 COLORADO
 PH. 242-2968