

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 606148

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>731 North Valley Dr.</u>	TAX SCHEDULE NO. <u>2701-334-27-007</u>
SUBDIVISION <u>North Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1865</u>
FILING <u>3</u> BLK <u>3</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Rivers Edge Builders</u>	NO. OF DWELLING UNITS BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>4934 CR 154 Glenwood Spgs. Blvd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>260-0077</u>	USE OF EXISTING BLDGS <u>0</u>
(2) APPLICANT <u>Rivers Edge Bldrs.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>New residence</u>
(2) ADDRESS _____	
(2) TELEPHONE <u>260-0077</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>PR-3.8</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ 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 _____
Maximum Height _____	CENSUS <u>9</u> TRAFFIC <u>4</u> 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 <u>[Signature]</u>	Date <u>7/14/98</u>
Department Approval <u>[Signature]</u>	Date <u>7/15/98</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11454

Utility Accounting [Signature] Date 7-15-98

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

20 scale

Address: 731 North Valley Drive

setback requirements

Legal Desc. Lot 7 Block 3 North Valley #3

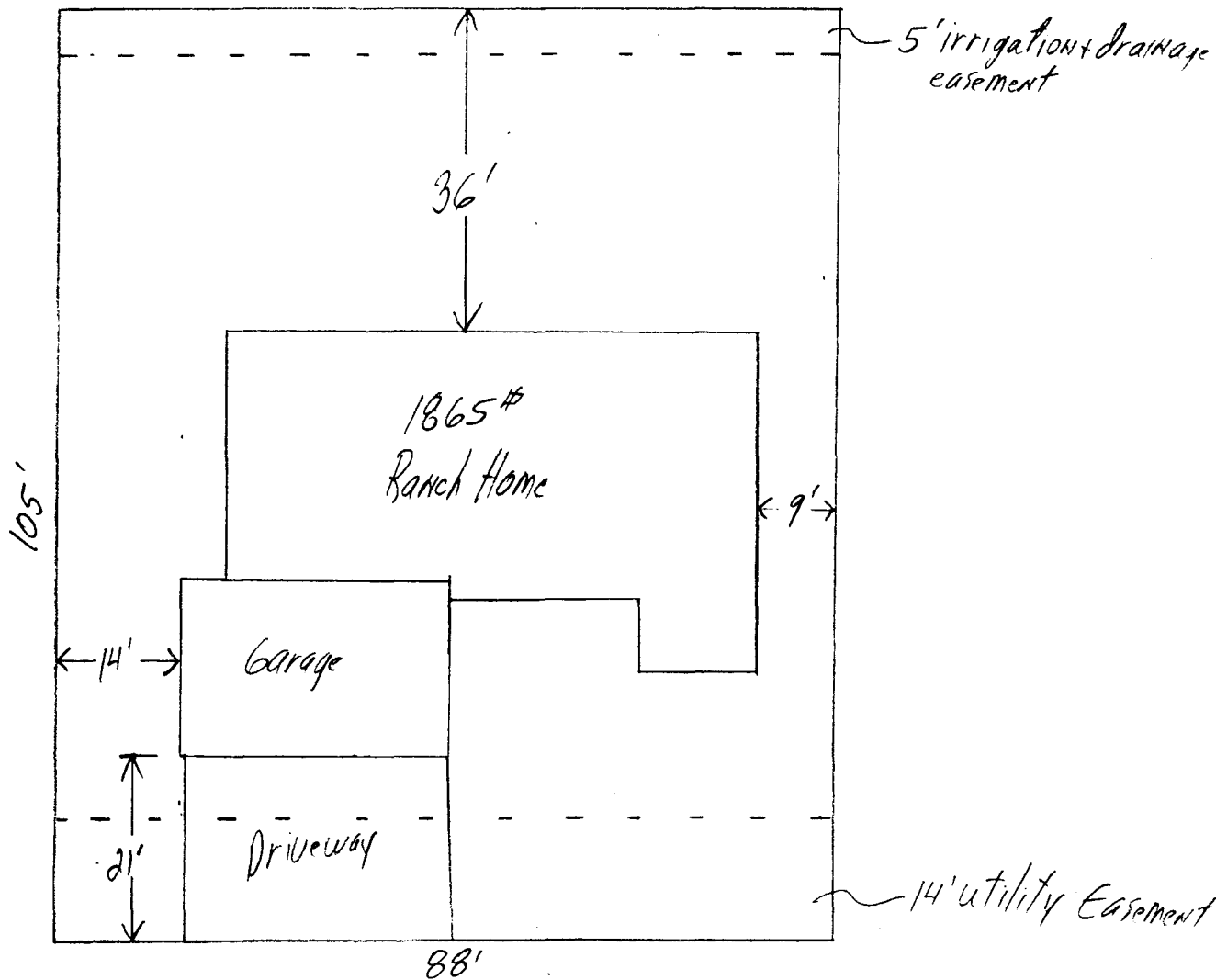
Front: 20'

Tax sched # 2701-334-27-007

rear: 20' for lots on West perimeter.

15' for lots not on West perimeter

side: 5'



North Valley Drive

Ronnie 7/15/98

ACCEPTED 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.

FIREWAY LOCATION O.K.

W. Ashbee

7/14/98