

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 042176

T = 302

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 726 1/2 North Valley Dr. TAX SCHEDULE NO. 2701-334-26-002
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2427
 FILING 3 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Rivers Edge Builders NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 4939 C.R. 154 Glenwood Spgs. 81601 NO. OF BLDGS ON PARCEL 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 Construction
 (2) ADDRESS same
 (2) TELEPHONE 260-0077

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) or — from center of ROW, whichever is greater Parking Req'mt 2
 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 3/24/98
 Department Approval [Signature] Date 3-25-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11092
 Utility Accounting [Signature] Date 3-25-98

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: 726 1/2 North Valley Drive

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

Tax sched # 2701-334-26-002

20 scale

setback requirements

Front: 30'

rear: 20' for lots on west perimeter.

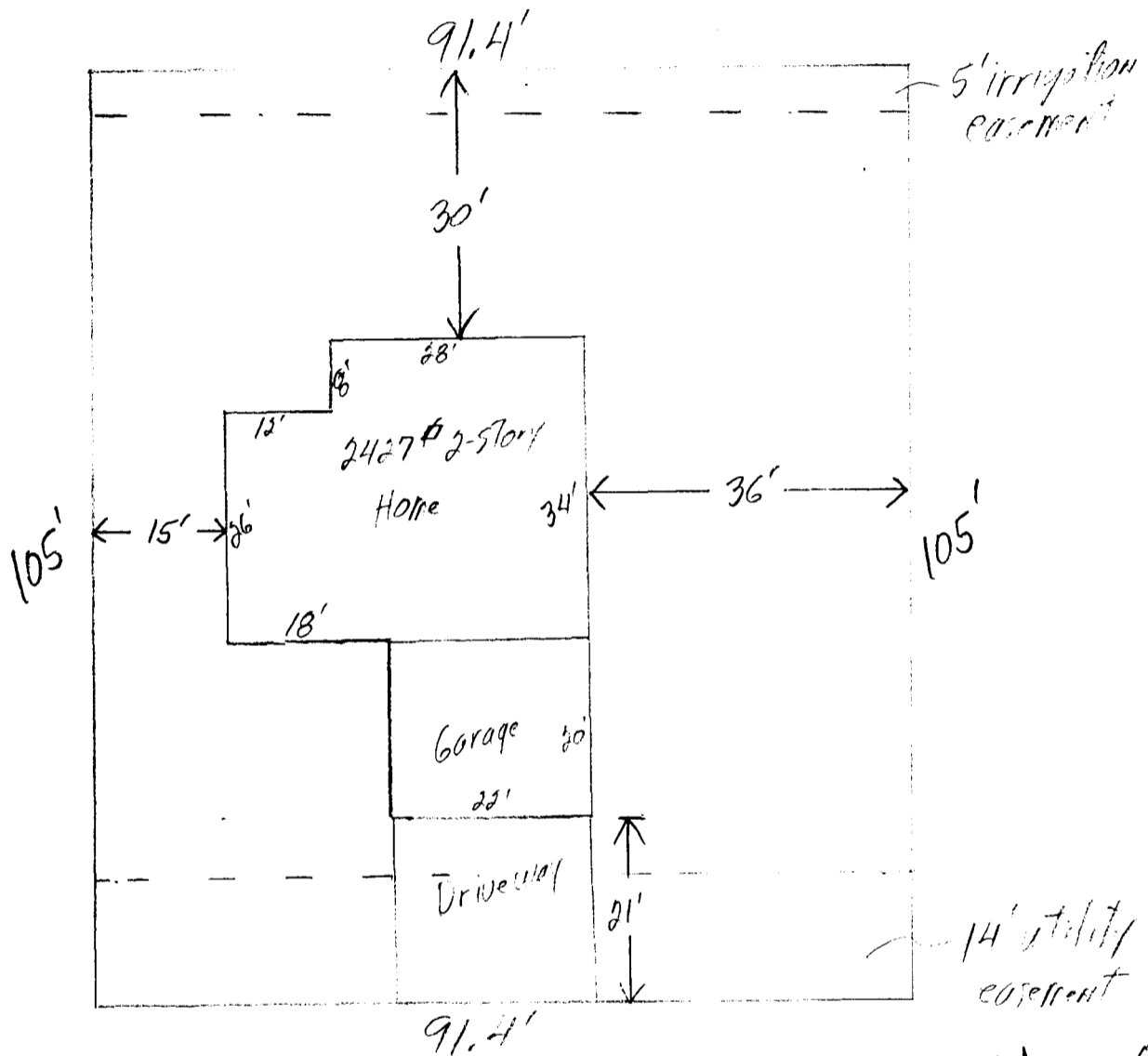
15' for lots not on West perimeter

side: 5'

ACCEPTED LV 3-25-98 re

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.

← N →



North Valley Drive

DRIVEWAY LOCATION OK
Al Ashbrook
3/24/98