

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 47725

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 727 1/2 N. Valley DR. TAX SCHEDULE NO. 2701-1334-427-001

SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1918⁴

FILING 3 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER David Hoffman NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2333 Sundial Rd. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-0723 USE OF EXISTING BLDGS Residential

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE:
Single Family Home

(2) ADDRESS SAME

(2) TELEPHONE 250-0723

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperity 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) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

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 David Hoffman Date 11-14-98

Department Approval Santa Costello Date 11-24-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11780

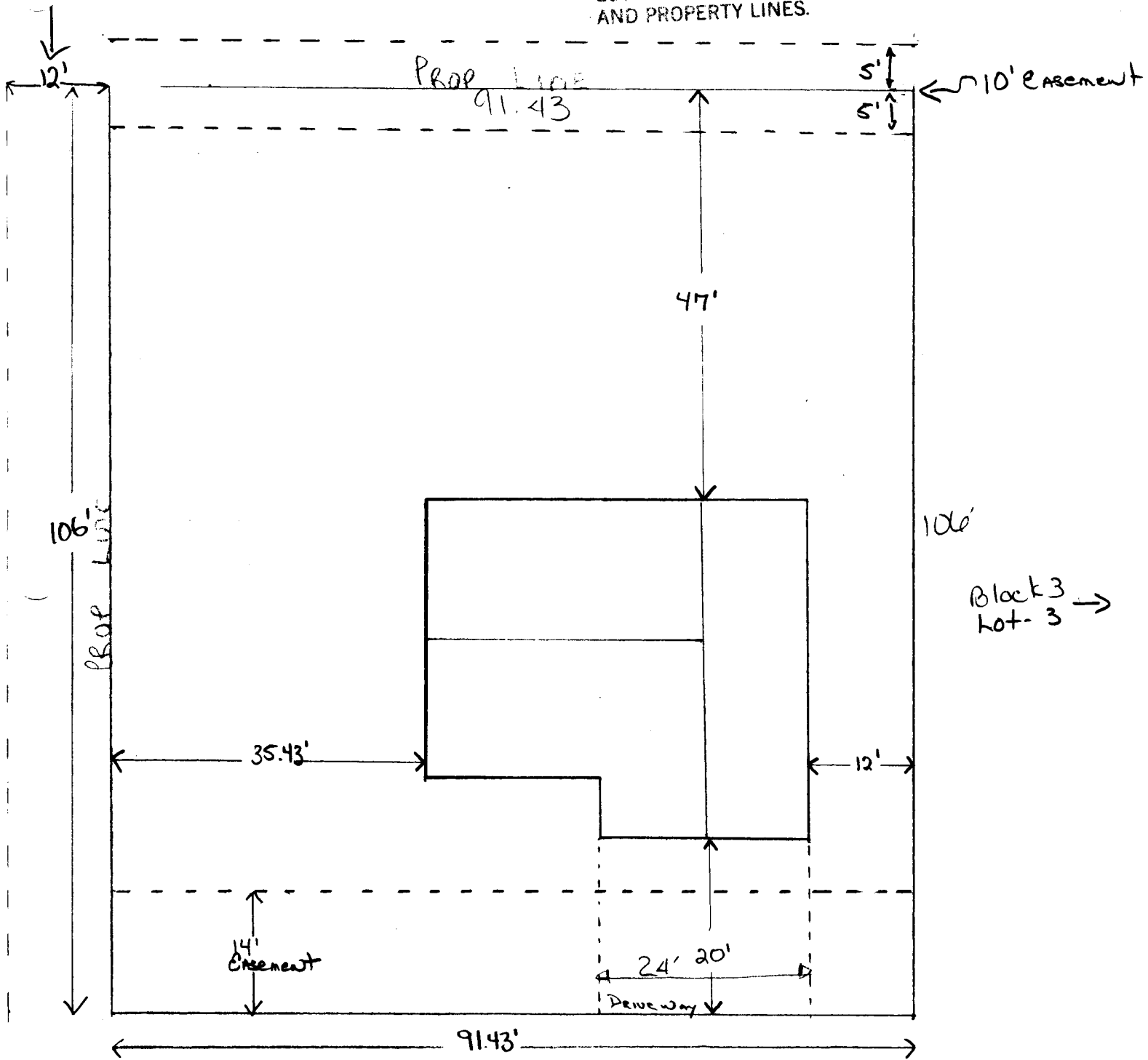
Utility Accounting [Signature] Date 11/24/98

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 SLC 11-24-98
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.

outlot c



North Valley DRIVE
Lot 1 Block 3
727 1/2 N. Valley Dr.

Drive OK
Rick Davis
11-16-98