

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

Bris
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 73383



Your Bridge to a Better Community

BLDG ADDRESS 733 24 3/4 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 2500
 TAX SCHEDULE NO. 2701-334-26-011 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2500
 FILING 4 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER CARNE CONSTRUCTION NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS 1172 23 1/2 Rd. USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 241-6092 (cell 260-0277) DESCRIPTION OF WORK & INTENDED USE New residence
 (2) APPLICANT SARE TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

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 PR3.8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 9 TRAFFIC 4 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 12/27/99
 Department Approval [Signature] Date 12/28/99

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>752</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/28/99</u>

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

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.

Y/Ishe Aragon 12/28

733 24 3/4 Road

Lot 3 Block 2 North Valley #4

2701-334-26-011

minimum setbacks

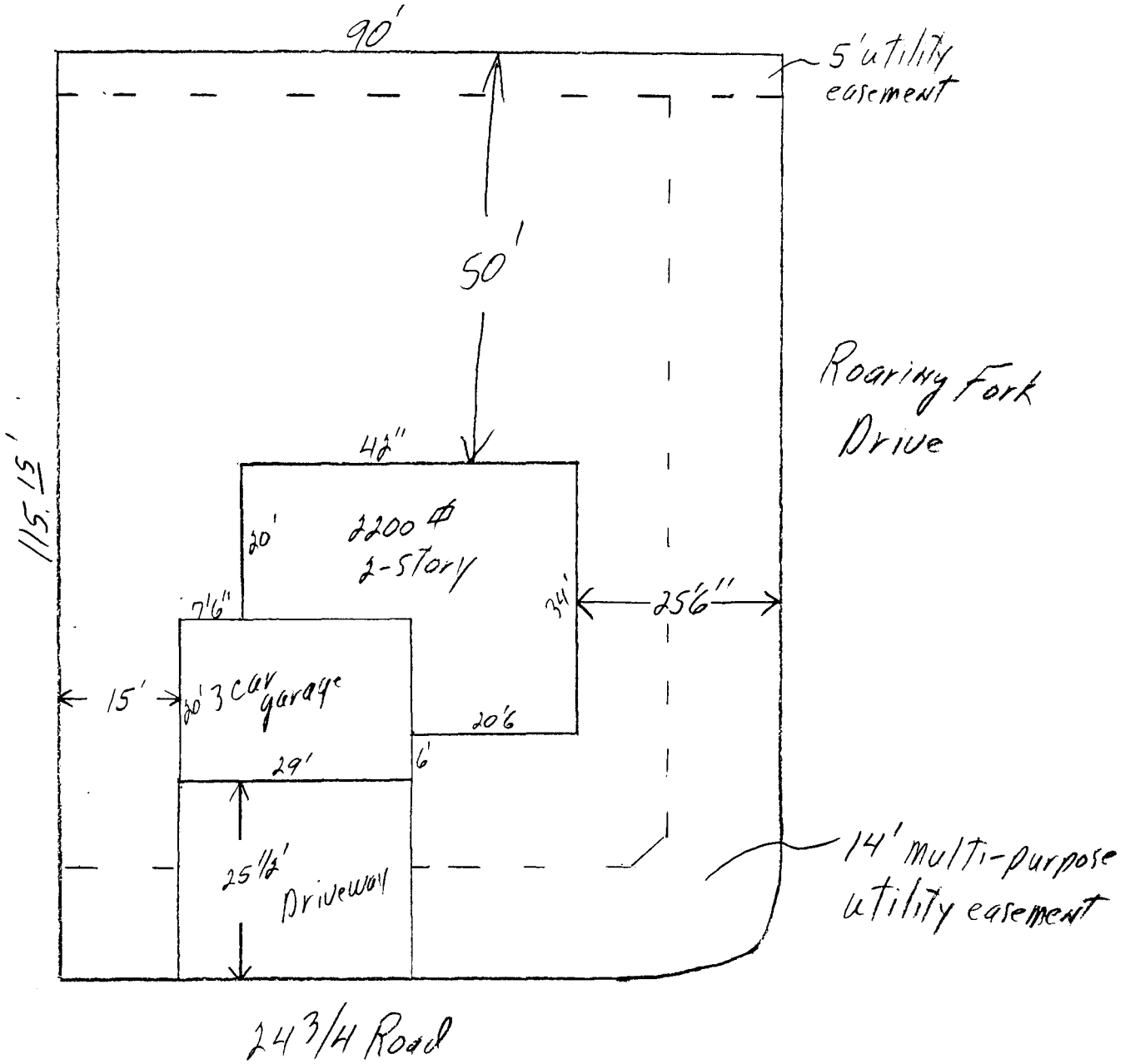
front 20'

side 5'

rear 15'?

> N →

733 24 3/4 RD.



DRIVE OK
Rick Aragon
12-28-99

~~LOT MUST ACCESS ROARING FORK DR. PER FIGURE 1, APPENDIX 11.7, OF THE CITY OF G.J. TRANSPORTATION ENGINEERING DESIGN STANDARDS, "ON CORNER LOTS, ACCESS SHOULD BE TO THE STREET OF LOWEST FUNCTIONAL CLASS OR LOWEST TRAFFIC VOLUME."~~

KENT MARSH 244-1451