

Planning \$ 10.00	Drainage \$
TCP \$ 0	School Impact \$ 292.00

BLDG PERMIT NO. 70803
FILE #

RES PLANNING CLEARANCE RES
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 731 1/2 243/4 Road
 SUBDIVISION North Valley
 FILING 4 BLK 2 LOT 1
 OWNER Carnes Const. + Dev. Inc.
 ADDRESS 1172 23 1/2 Rd.
 TELEPHONE 260-0077
 APPLICANT same
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2701-334-26-009
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2447
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A
 DESCRIPTION OF WORK & INTENDED USE: new home

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

LINE PR 3.8
 SETBACKS: FRONT: 20 from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5 from PL REAR: 15 from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: 2
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 9 TRAFFIC ZONE 4 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Celia Carnes for Carnes Const. + Dev. Date 6/16/99
 Department Approval Antonia J. Castella Date 6-16-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12341</u>
Utility Accounting <u>Tracy Meyer</u>			Date <u>4/12/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PLOT PLAN

Address: 731 1/2 24 3/4 Road

Legal Desc. L1 B2 North Valley #41

Tax sched # 2701-334-26-009

20 scale

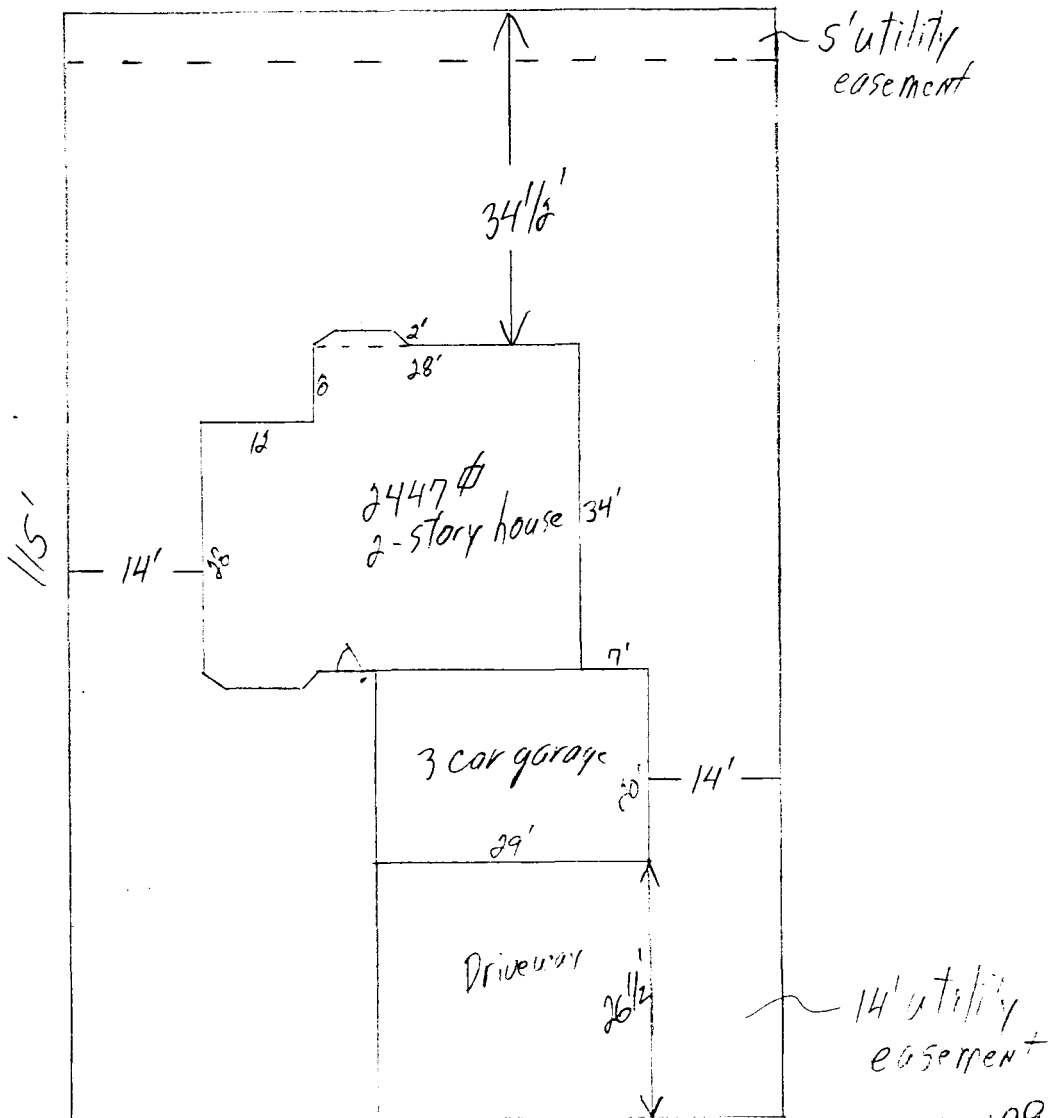
setback requirements:

Front: 20'

rear: ~~20'~~ for lots or
west perimeter

15' for lots or
or West perimeter

side: 5'



6/16/99
DRIVE O.K.
[Signature]

SLC 6/16/99