

FEE \$ <u>10.00</u>
TCP \$ <u>—</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 12897



Your Bridge to a Better Community

BLDG ADDRESS 732 North Valley Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 1869

TAX SCHEDULE NO. 2701-334-26-012 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1869

FILING 4 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Carnes Construction & Dev. Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1172 23 1/2 Rd. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 260-0077 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT OWNER TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' 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 12/15/99

Department Approval [Signature] Date 11/16/99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12700</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/16/99</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)

732 North Valley Drive

Lot 4 Block 2 North Valley #4

2701-334-26-012

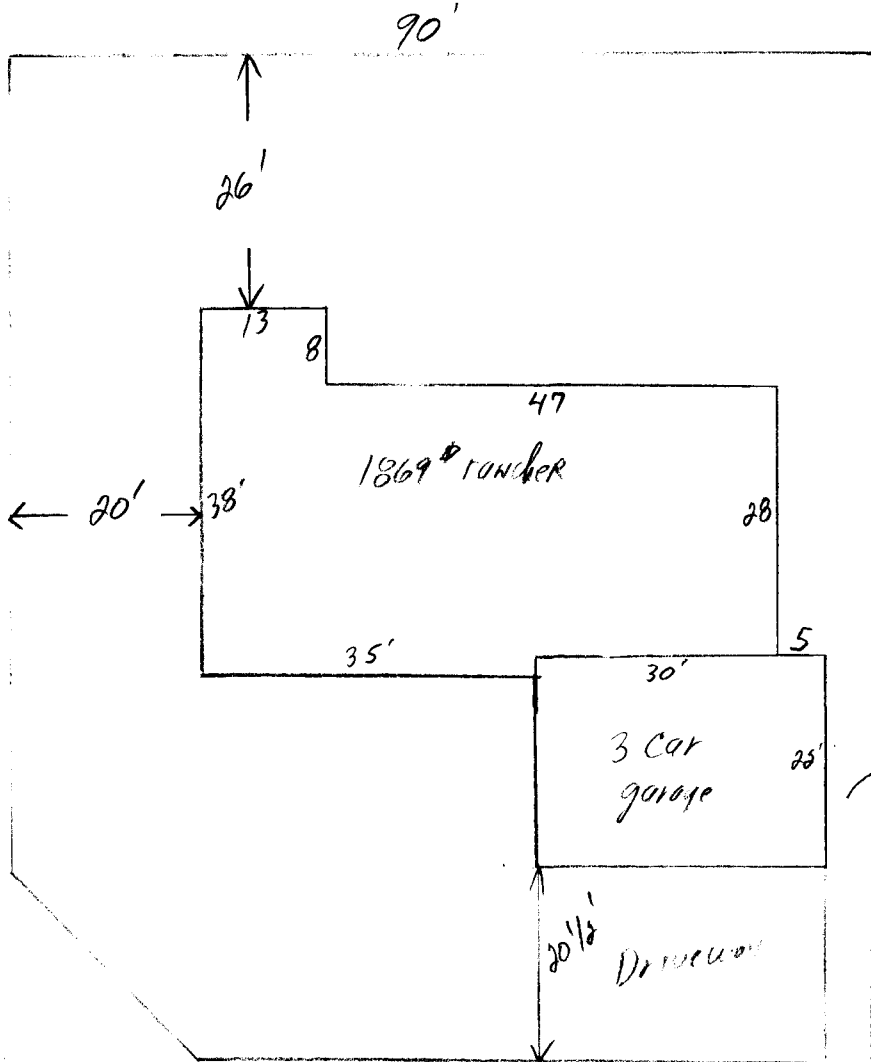
setbacks

Front: 20' min.

Side: 5' min.

rear:

← North ←



5' sidewalk (poured sidewalk)

North Valley Drive

Drive OK
Rick Davis
11-15-99

↑ adjacent lot owned by Builder, garage and drive will be approx. 60' (south side of lot) away from this driveway.

732 North Valley Dr.

Alaska Oregon 11/10

Roaring Fork Drive

PROPERTY LINES