

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73721



Your Bridge to a Better Community

BLDG ADDRESS 733 North Valley Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1534

TAX SCHEDULE NO. 2701-334-27-011 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1534

FILING 4 BLK 3 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

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

(1) TELEPHONE 241-6080 / 360-0077 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 _____ Special Conditions _____

CENSUS 9 TRAFFIC 4 ANN# _____

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 Che Camp (President) Date 1/26/00

Department Approval Niska Aragon Date 1/27/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>92615</u>
Utility Accounting	<u>Debi Overholt</u>	Date	<u>1/27/00</u>

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

PL01 PLAN

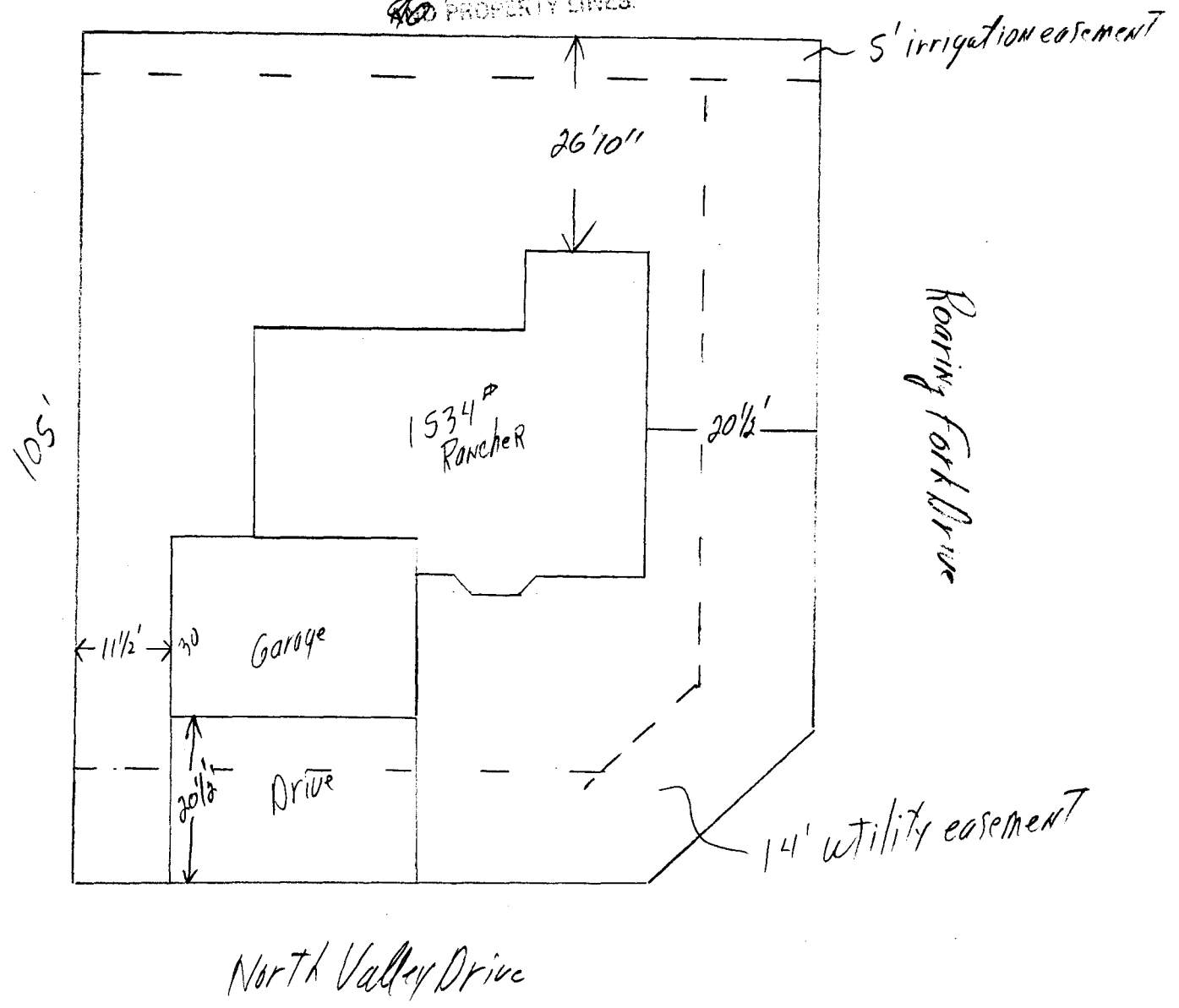
Address: 733 North Valley Drive

Legal Desc. L3 B3 North Valley #4

Tax sched. # 2701-334-27-011

20 scale
setback requirements:
Front: 20'
rear: 20' for lots on
West perimeter
15' for lots on
OK West perimeter
side: 5'

ACCEPTED 4/18/00 1/27/00
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.



1/27/00
REVISED O.K.
kmw