

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73722



*of*

Your Bridge to a Better Community

BLDG ADDRESS 730 1/2 North Valley Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1841  
 TAX SCHEDULE NO. 2701-334-26-010 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1841  
 FILING 4 BLK 2 LOT 2 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 241-6080/260-0077 cell DESCRIPTION OF WORK & INTENDED USE New home  
 (2) APPLICANT Owner 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 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 [Signature] Date 1/26/00  
 Department Approval [Signature] Date 1/27/00

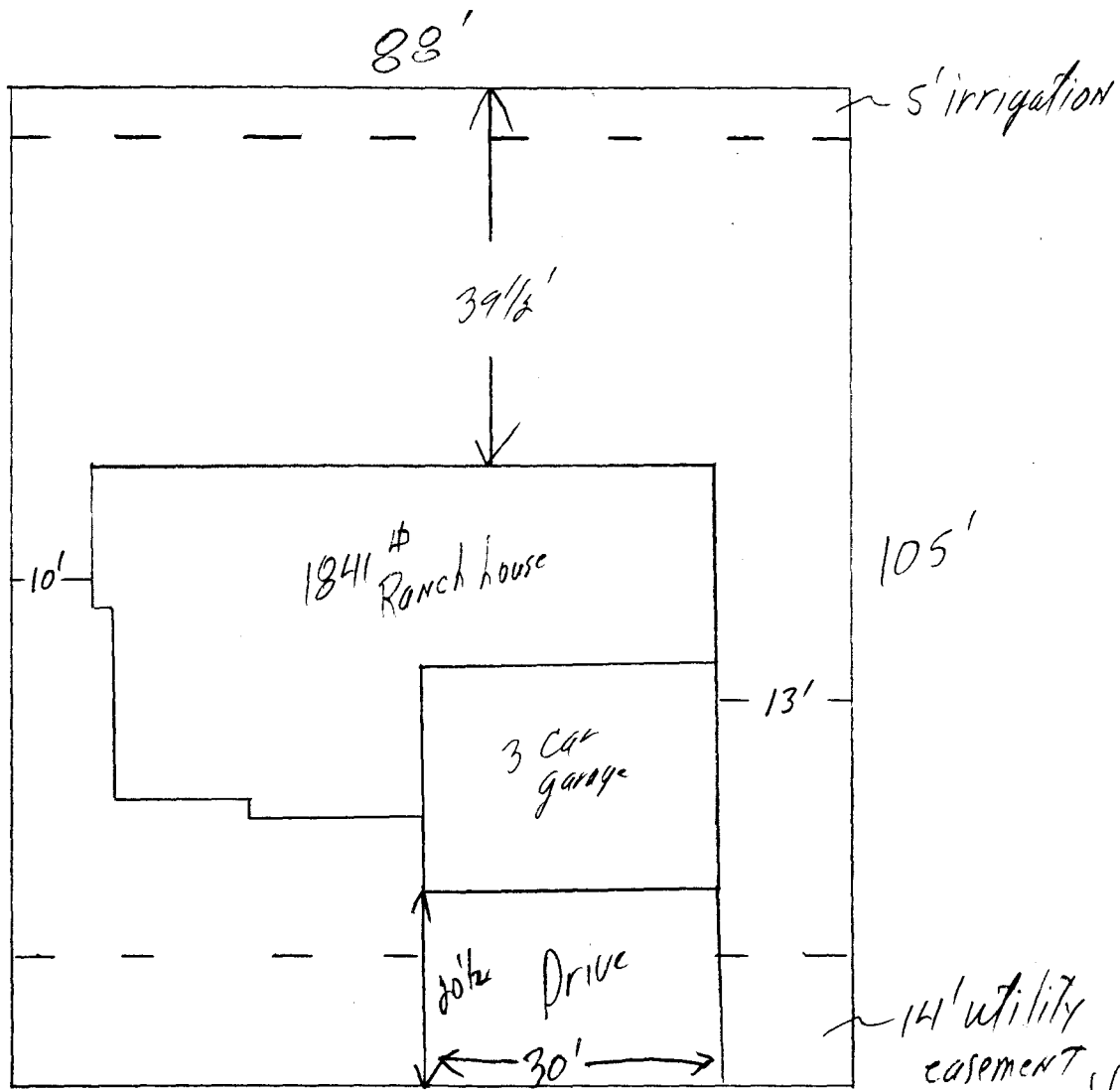
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/G No. <u>12818</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/27/00</u>

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

PLU PLAN  
Address: 730 1/2 North Valley Dr.  
Legal Desc. L & B 2 North Valley #4  
Tax sched # 2701-334-26-010

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

ACCEPTED 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.



Steve O'Neil  
Trish Davis  
1-27-2000