

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79501



Your Bridge to a Better Community

17845-11472
 BLDG ADDRESS 724 1/2 North Valley
 TAX SCHEDULE NO. 2701-334-18-010
 SUBDIVISION NORTH VALLEY
 FILING 2 BLK _____ LOT 6
 (1) OWNER MARIO & ROXANNE CALDERONE
 (1) ADDRESS 724 1/2 NORTH VALLEY
 (1) TELEPHONE 241-5029
 (2) APPLICANT W. KURT ALEXANDER
 (2) ADDRESS P.O. Box 4447 G.J.
 (2) TELEPHONE 241-1432

SQ. FT. OF PROPOSED BLDGS/ADDITION 260 #
 SQ. FT. OF EXISTING BLDGS 2014
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2274
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 USE OF EXISTING BUILDINGS RESIDENCE
 DESCRIPTION OF WORK & INTENDED USE MASTER BEDRM
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) ADDITION

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 RMF-5
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 18 TRAFFIC 9 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).

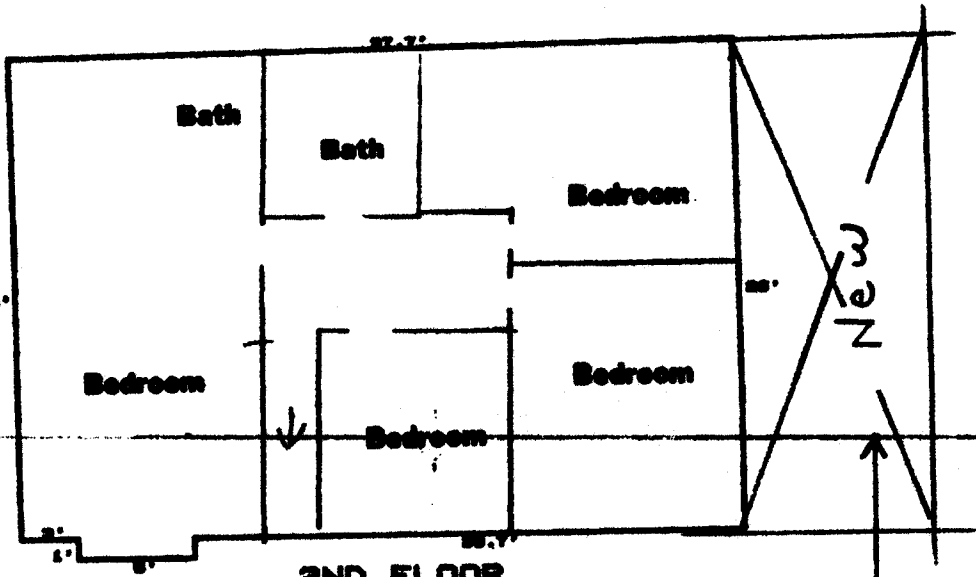
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature W. Kurt Alexander Date 4-18-01
 Department Approval C. Jay Johnson Date 4-25-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	(W/O NO.) <u>no charges</u>
Utility Accounting	<u>Dothe Vander</u>	Date	<u>4-25-01</u>

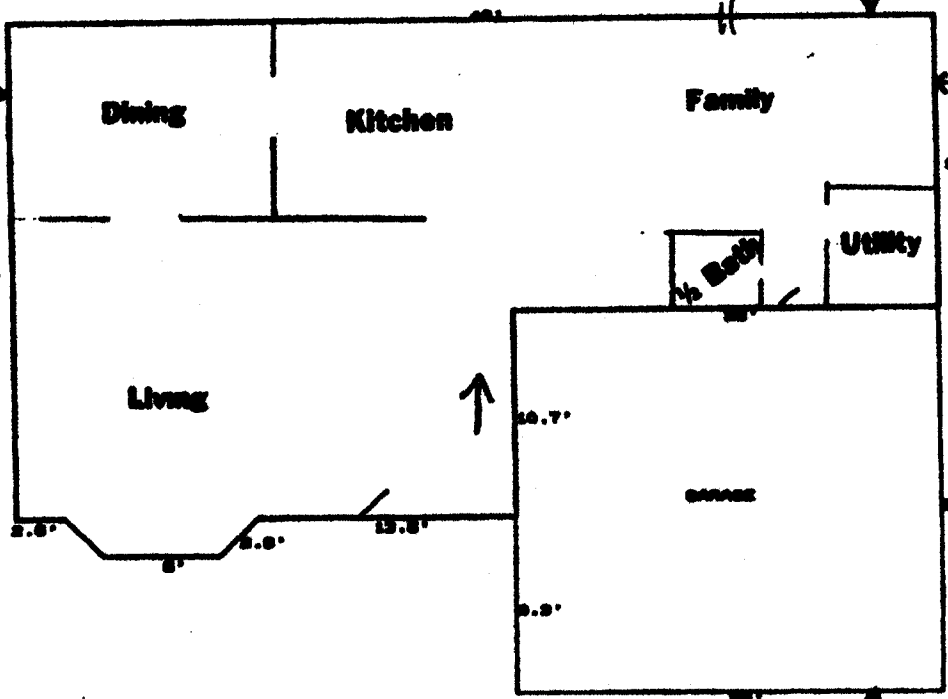
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Measurements		Total
2.0' x	28.0' =	56.0'
3.0' x	27.0' =	81.0'
28.7' x	28.0' =	799.2'
Subtotal:		936.2'

49'-0"



724 1/2 NORTH VALLEY DR
BUILDING SKETCH
(NOT TO SCALE)

Measurements		Total
2.0' x	28.0' =	56.0'
3.0' x	27.0' =	81.0'
3.0' x	27.0' =	81.0'
19.0' x	28.0' =	532.0'
28.0' x	15.0' =	420.0'
Subtotal:		1,029.0'

25'-0"

4/25/01
ACCEPTED *C. Jane Johnson*
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.

Subtotal:	80'-0"	1,029.0'
Subtotal:		936.2'
Total area:		2,014.8'

16'-0"

103'-0"