

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 69809

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2466 Roaring Fork Dr. TAX SCHEDULE NO. 2701-334-29-002
 SUBDIVISION North Valley #4 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1869
 FILING BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Carnes Construction NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1172 23 1/2 Rd. NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-0077 USE OF EXISTING BLDGS —
 (2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS _____
 (2) TELEPHONE _____ New residence

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 20' from PL
 Maximum Height _____ 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 4/26/99
 Department Approval [Signature] Date 4-210-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12139

Utility Accounting [Signature] Date 4-26-99

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

PLOT PLAN

Address: 2466 Roaring Fork Drive

Legal Desc. Lot 6 Block 4 North Valley #4

Tax sched # 2701-334-29-002

20 scale

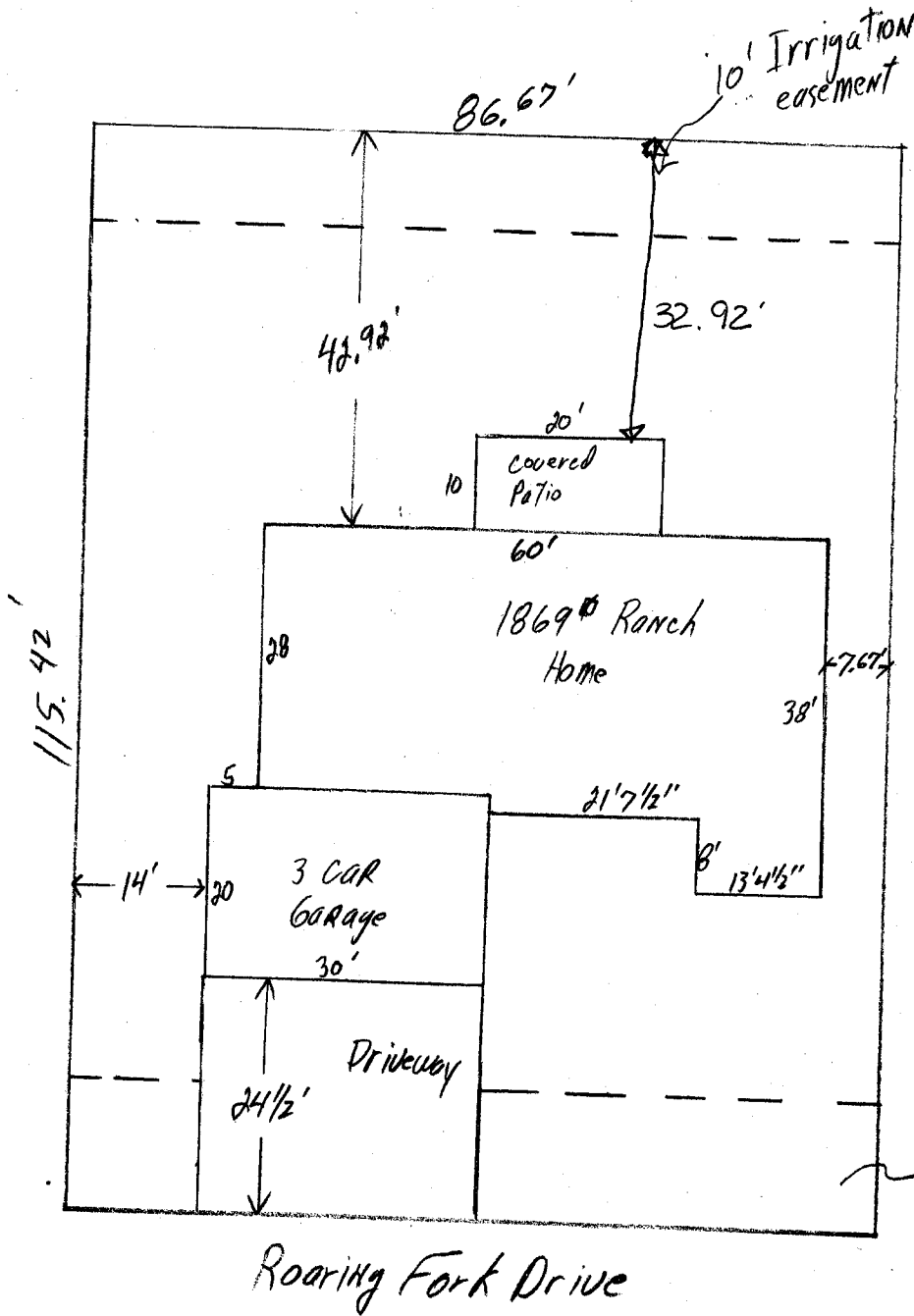
setback requirements

Front: 20'

rear: 20' for lots on N & West perimeter

15' for lots on West perimeter

side: 5'



ACCEPTED *RV* 4-26-99
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.

Done OK
Rich Downs
4-26-99