

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	792 ⁰⁰



BLDG PERMIT NO. 68258

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2468 Roaring Fork Drive TAX SCHEDULE NO. 2701-334-29-003
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2163
 FILING 4 BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Carnes Construction + Dev. Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1172 23 1/2 Rd.
 (1) TELEPHONE 260-0077 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS 0
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE _____ Home

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 15' from PL Rear 5' from PL
 Maximum Height _____
 CENSUS 9 TRAFFIC 4 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 1/6/99
 Department Approval [Signature] Date 1-7-99
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #11848
 Utility Accounting [Signature] Date 1-7-99

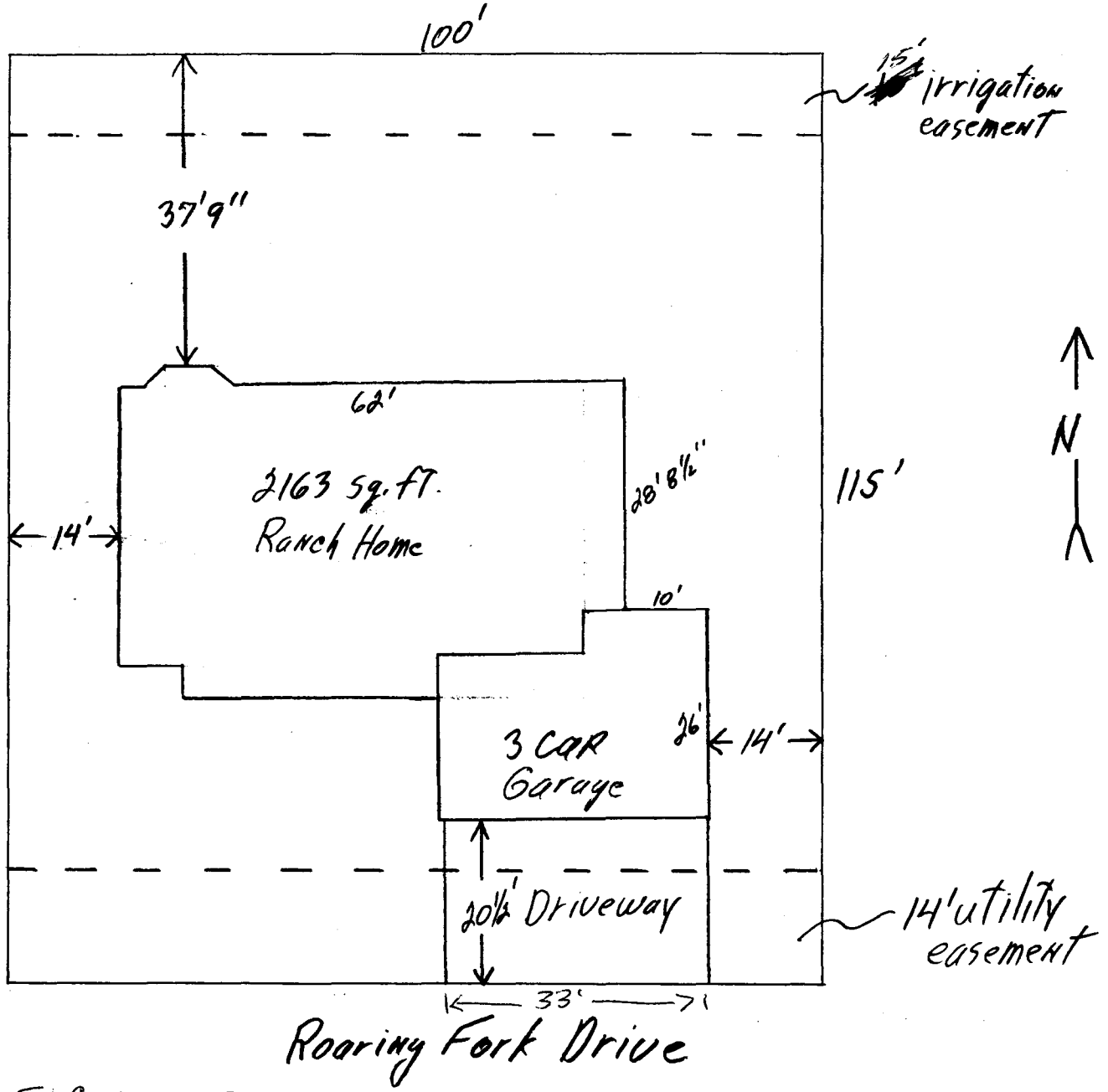
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Plot Plan
2468 Roaring Fork Drive
Lot 3 Block 4 North Valley Subd. #4
Tax I.D. # 2701-334-29-003

Setback requirements
 Front - 20'
 Rear - 15' or 20'
 side - 5'

20 scale



ACCEPTED SLC 1-7-99
 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.

Drive OK
 Rick Davis
 1-6-99