

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 70825

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Call when ready.

BLDG ADDRESS 2470 Roaring Fork Dr TAX SCHEDULE NO. 2701-334-29-004
 SUBDIVISION North Valley filing 4 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1869
 FILING BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Carnos Const + Dev Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1172 23 1/2 Rd. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 262-0077 * Chris
 (2) APPLICANT _____ USE OF EXISTING BLDGS N/A
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New 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 _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 20 from PL Special Conditions _____
 Maximum Height 32' 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 6/21/99
 Department Approval [Signature] Date 6-22-99

Additional water and/or sewer tap fee(s) are required: YES [initials] NO _____ W/O No. 12363
 Utility Accounting [Signature] Date 6/22/99

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

Address: 2470 Roaring Fort Drive

Legal Desc. Lot 4 Block 4 North Valley #41

Tax sched # 2701-334-29-004

20 scale

setback requirements:

Front: 20'

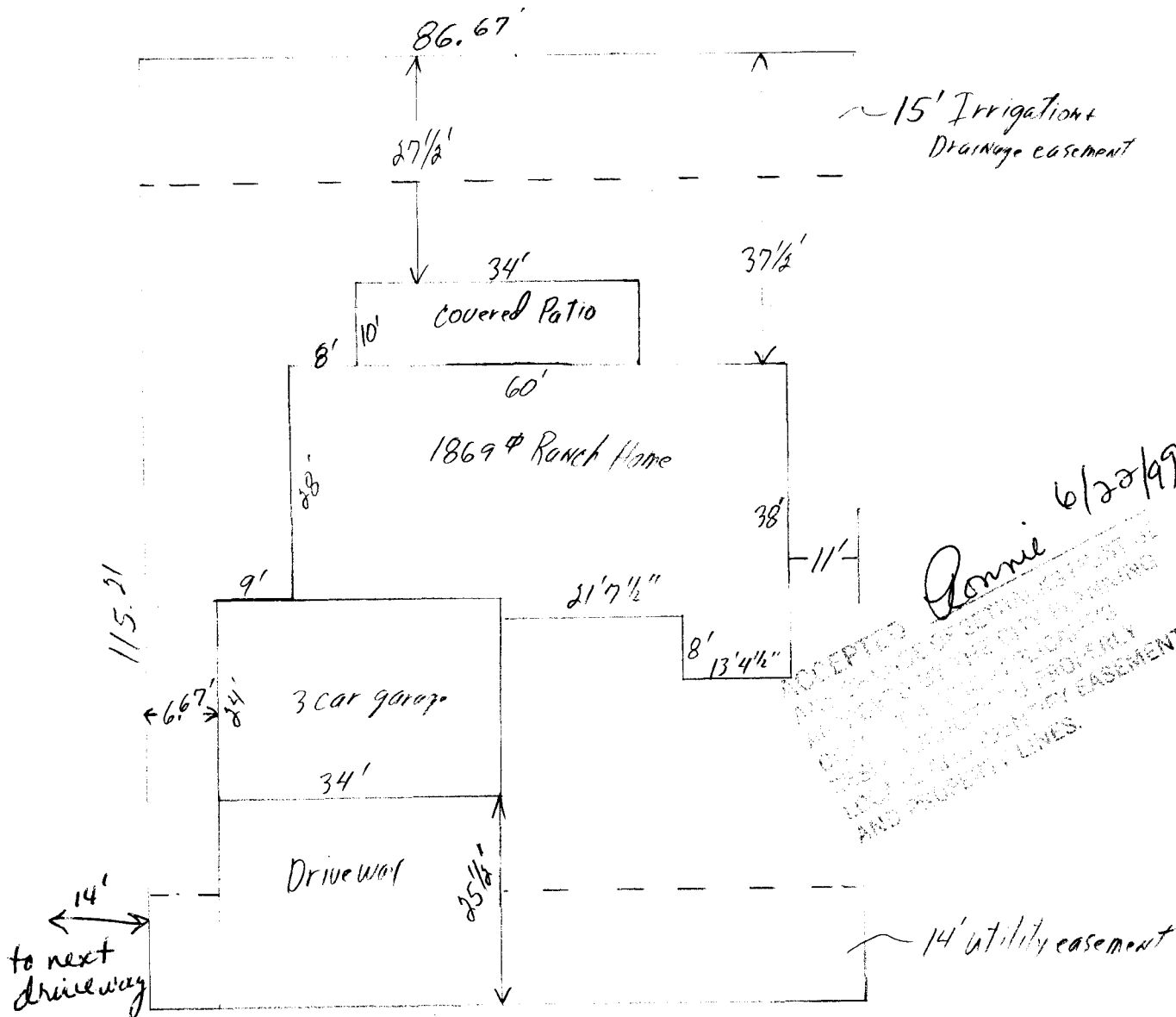
rear: 20' for lots on

West perimeter

15' for lots on

on West perimeter

side: 5'



Roaring Fort Drive

6/21/99
DRIVE O.K.
W. J. M.

ANNIE 6/22/99
ACCEPTED FOR RECORDING
ALL RIGHTS RESERVED
NO WARRANTIES
NO LIABILITY
PROPERTY EASEMENTS
AND ADJACENT LIVES.