

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO.	68375
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### PLANNING CLEARANCE

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

EX

BLDG ADDRESS 2464 Roaring Fork Dr TAX SCHEDULE NO. 2701-334-29-001  
 SUBDIVISION North Valley filing 4 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1841  
 FILING BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Carnes Construction Dev NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1172 23 1/2 Road  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-6080 USE OF EXISTING BLDGS ---  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS ↓  
 (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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' 20' from PL Special Conditions \_\_\_\_\_  
 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 1/15/99  
 Department Approval [Signature] Date 1-19-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11867 TR 88248

Utility Accounting [Signature] Date 1-19-99

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

20 scale

Address: 2464 Roaring Fork Dr.

Legal Desc. Lot 1 Block 4 North Valley  
 Tax sched # 2701-334-29-001 Filing 4

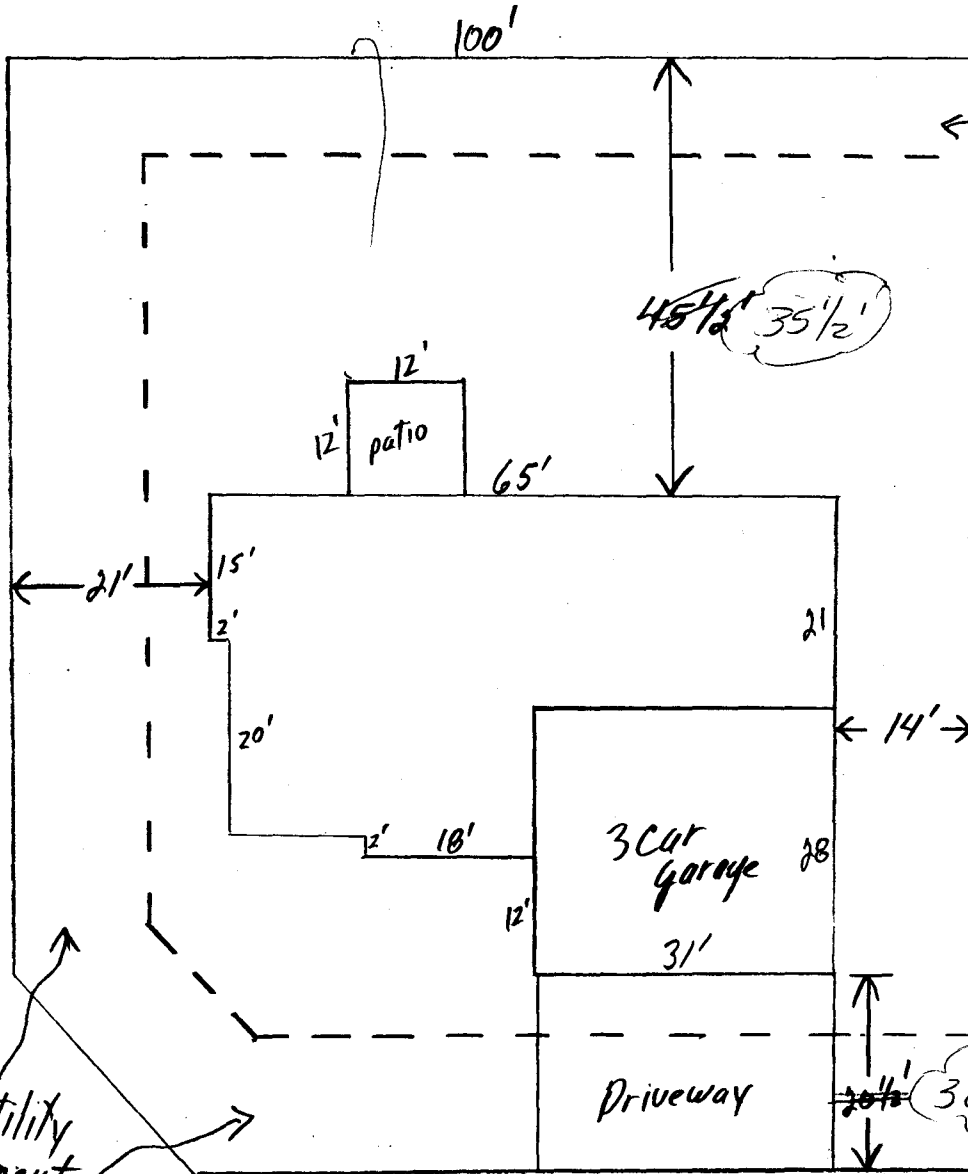
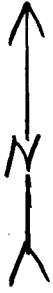
Setback requirements

Front: 20'

rear: 20' for lots on West perimeter.

15' for lots not on West perimeter

side: 5'



Monument View Drive

ACCEPTED SLC 1-19-99 115'  
 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.

Ronnie 1/26/99 Roaring Fork Drive

Revised Setbacks Okay

Done OK  
 Rick Downes  
 1-18-99

ACCEPTED SLC 1-19-99 115'  
 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.