

FEE \$	10.00
TCP \$	-
SIF \$	292.00

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

BLDG PERMIT NO. 73723



Your Bridge to a Better Community

BLDG ADDRESS 2472 Roaring Fork Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2200  
 TAX SCHEDULE NO. 2701-334-29-005 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION North Valley # TOTAL SQ. FT. OF EXISTING & PROPOSED 2200  
 FILING 4 BLK 4 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER CARNE CONST. & DEV. INC. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1172 23 1/2 Rd. USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 241-6080 / 260-0077 cell DESCRIPTION OF WORK & INTENDED USE New home  
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:  
 (2) ADDRESS —  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE —  Manufactured Home (HUD)  
 Other (please specify) —

**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) Permanent Foundation Required: YES  NO   
 or — from center of ROW, whichever is greater  
 Side 5' from PL, Rear 15' from PL Parking Req'mt 2  
 Maximum Height — Special Conditions —  
 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 Chris Carnes Date 1/26/00  
 Department Approval Misha Aragon Date 1/27/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>12816</u>
Utility Accounting	<u>Dani Dowholt</u>		Date <u>1/27/00</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)

PLAT PLAN

Address: 2472 Roaring Fork Drive

Legal Desc. L. 5 B4 North Valley #41

Tax sched # 2701-334-

4/18/00 1/27/00

ACCEPTED  
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.

20 scale

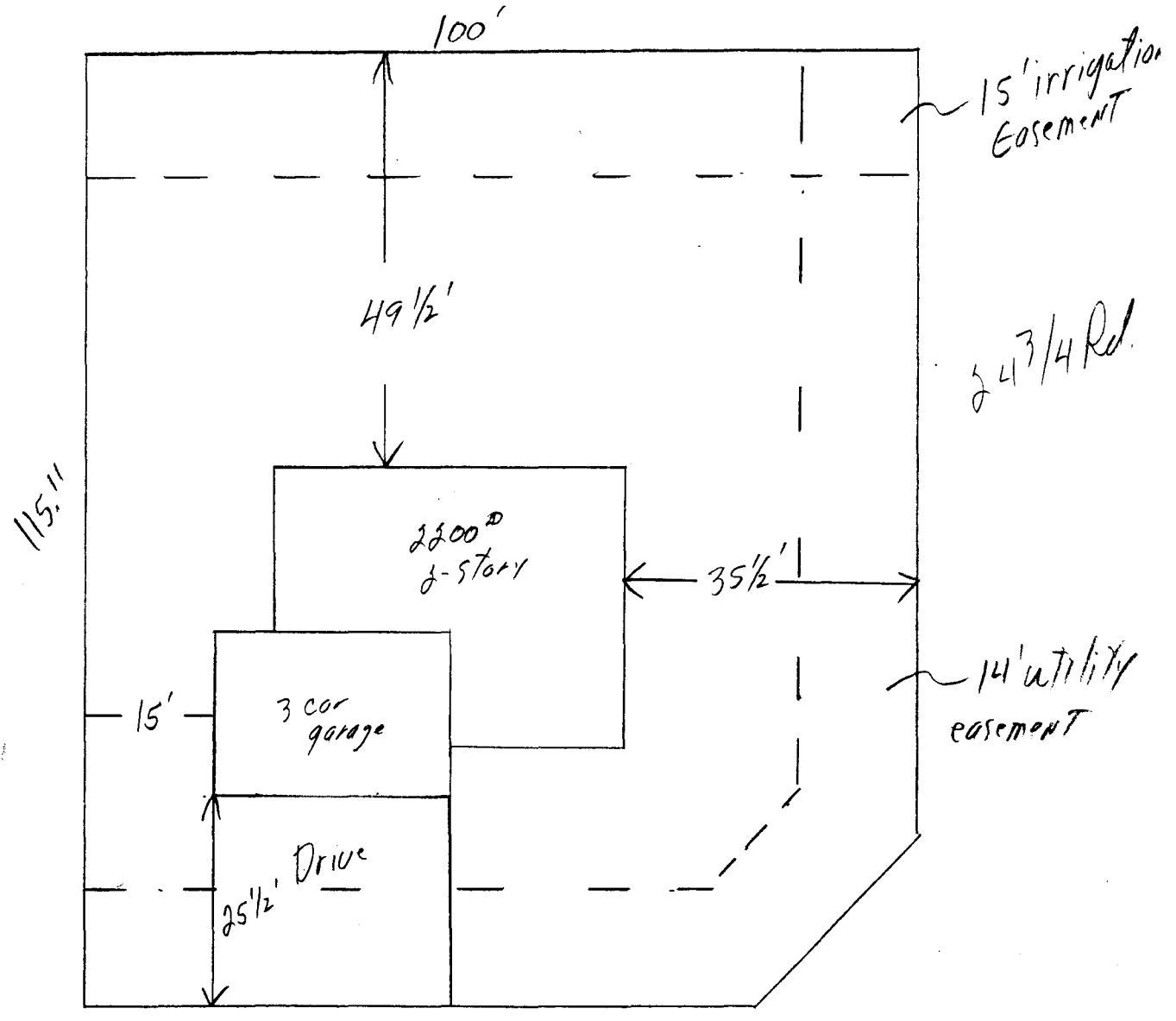
setback requirements

Front: 20'

rear: 20' for lots on  
West perimeter

15' for lots on  
West perimeter

side: 5'



Roaring Fork Drive

1/27/00  
DRIVE OK.  
Vaw/m