

FEE \$ 10 -  
TCP \$ -0 -

BLDG PERMIT NO. 58004

School 292-

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

*L Sch Imp*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1662 Chroma Lane TAX SCHEDULE NO. 2945-031-00-155  
 SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 11665  
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: - AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS - NO. OF BLDGS ON PARCEL BEFORE: - AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-7711 USE OF EXISTING BLDGS -  
 (2) APPLICANT Castle Homes, Inc DESCRIPTION OF WORK AND INTENDED USE: -  
 (2) ADDRESS 2755 N. Ave Single family  
 (2) TELEPHONE 248-4638

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR-2.93 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 10' from PL Rear 20' from PL  
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 19

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 10/16/96  
 Department Approval [Signature] Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES X NO - W/O No. 9621

Utility Accounting [Signature] Date 10/25/96

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)

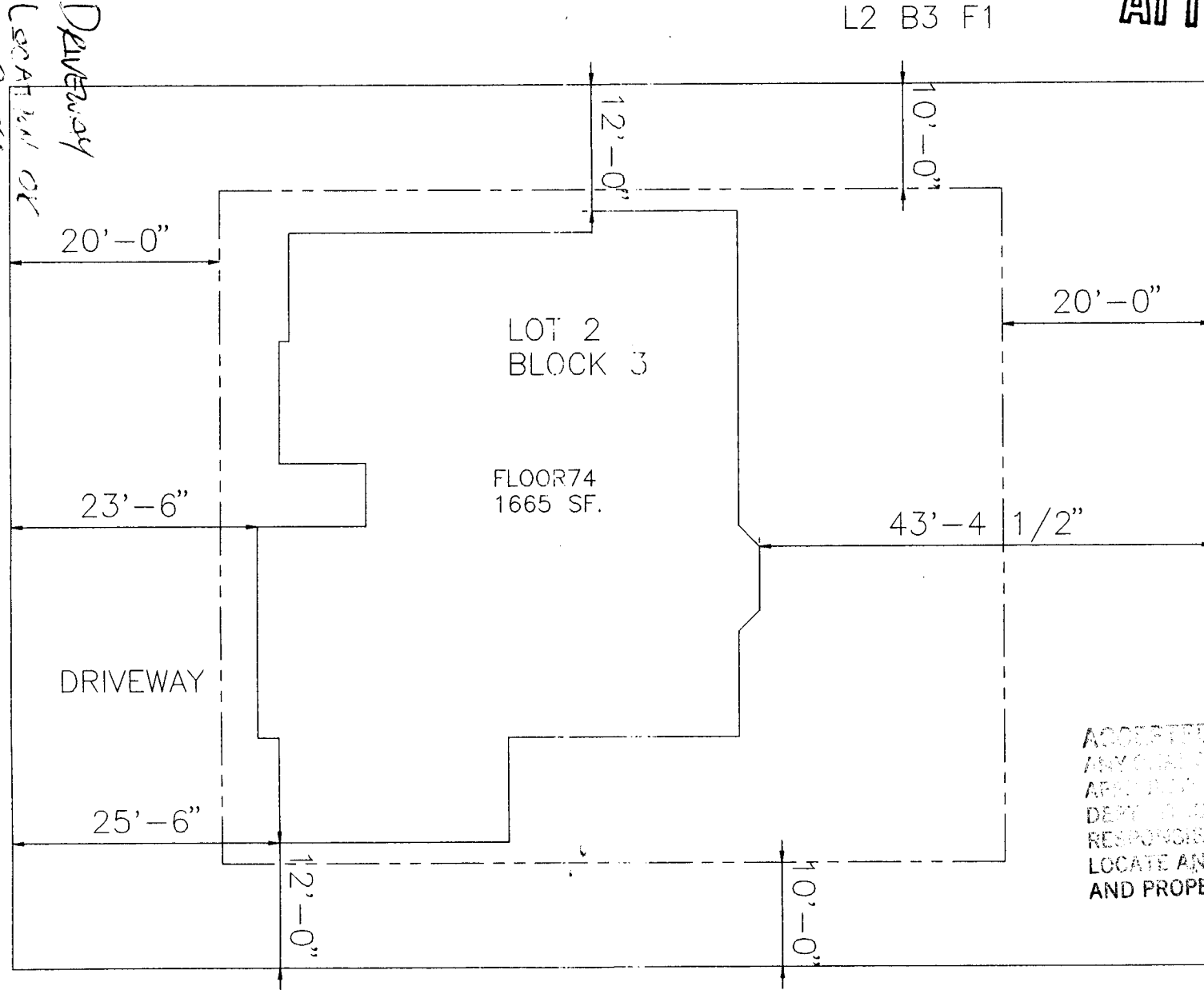
VALLEY MEADOWS EAST SUBDIVISION

L2 B3 F1

APPROVED

*Location OK*  
*10-24-96*

*10/24*  
CHAMA LANE



ACCEPTED  
 ANY OVERLAP OF EASEMENTS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. AND THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Ronnie* 10/24/96

*No overhangs into easements*

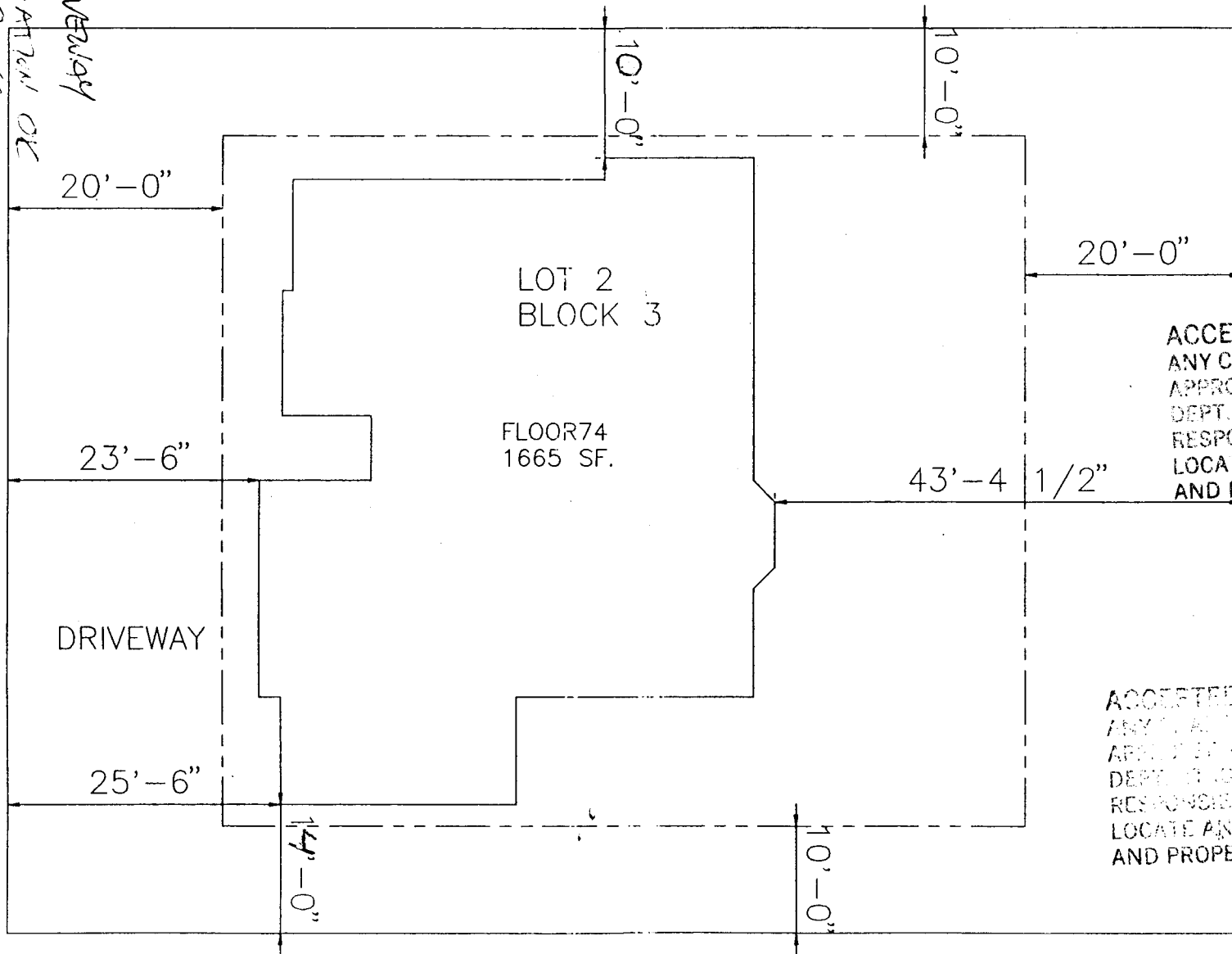
VALLEY MEADOWS EAST SUBDIVISION

L2 B3 F1

APPROVED

*Dr. Miller*  
LOCATION OK  
10-24-96

662 CHAMA LANE



REVISED  
ACCEPTED SLC 12/2/96  
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.

ACCEPTED Ronnie 10/24/96  
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*No overhangs into easements*