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TCP \$ -0 -

BLDG PERMIT NO. 57996

School 292 -

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

Seh Jimp

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 6605 Chama Lane TAX SCHEDULE NO. 2945-031-CC-155
SUBDIVISION Village Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409
FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) -
(1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: - AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS -
(1) TELEPHONE 243-7711 NO. OF BLDGS ON PARCEL BEFORE: - AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Castle Homes, Inc USE OF EXISTING BLDGS -
(2) ADDRESS 2755 N. Av. DESCRIPTION OF WORK AND INTENDED USE: -
(2) TELEPHONE 248-4638 Single family

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
Side 10' from PL Rear 20' from PL Special Conditions -
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 W.M. President Date 10/18/96
Department Approval Marcia Rabideaux Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES X NO - W/O No. 9616

Utility Accounting [Signature] Date 10/25/96

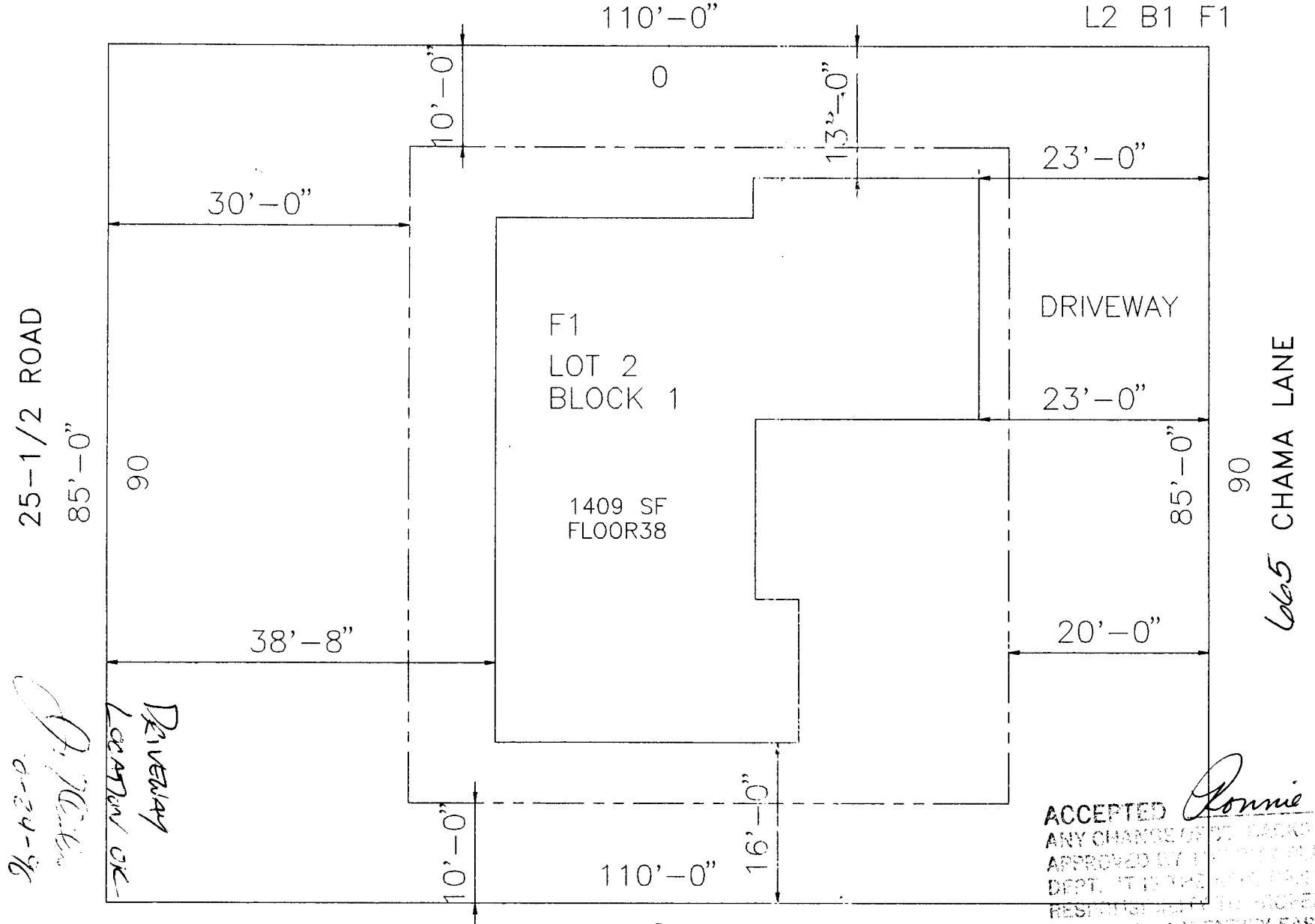
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

VALLEY MEADOWS EAST SUBDIVISION

APPROVED

L2 B1 F1



25-1/2 ROAD
85'-0"
90
DRIVEWAY LOCATION OK

665 CHAMA LANE
90

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE PROPERLY LOCATED TO IDENTIFY EASEMENTS AND PROPERTY LINES.

Ronnie 10/24/96

No overhangs into easements