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BLDG PERMIT NO. 58002

School 292 -

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

*Schump*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 173 Chama Ave TAX SCHEDULE NO. 2945-031-00-155  
 SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648  
 FILING 1 BLK 1 LOT 6 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 Design 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  
 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 WJB, President Date 10/18/96  
 Department Approval Marcia Rabideaux Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9619

Utility Accounting [Signature] Date 10/25/96

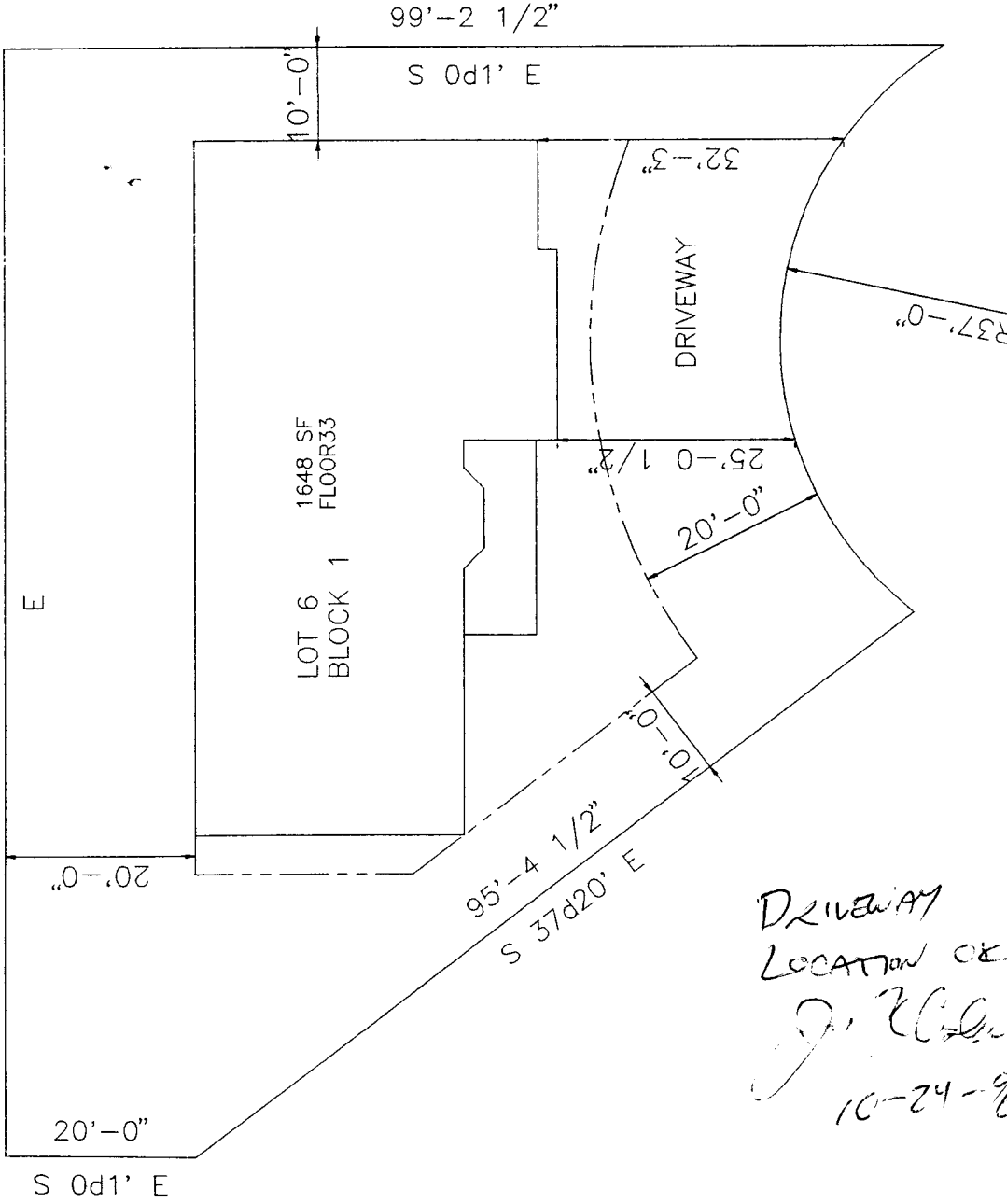
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

**APPROVED**

VALLEY MEADOWS EAST SUBDIVISION

118'-2 1/2"



*Ronnie 10/24/96*

ACCEPTED FOR RECORDING  
ANY CHANGES TO THIS PLAN SHALL BE  
APPROVED BY THE COUNTY CLERK  
DEPT. OF PUBLIC WORKS  
LOCATE ALL EASEMENTS  
AND PROPERTY LINES.

*DRIVEWAY  
LOCATION OK  
J. Z. [Signature]  
10-24-96*

*no overhang into easements*