

FEE \$ 10-
TCP \$ -0-

BLDG PERMIT NO. 57999

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 2553 McCook ~~Star Chama Jan~~ TAX SCHEDULE NO. 2945-C31-CC-155
 SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1645
 FILING 1 BLK 3 LOT 5 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 213-7711 USE OF EXISTING BLDGS -
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: -
 (2) ADDRESS 2955 N Ave. Dunlop 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] President Date 10/16/96
 Department Approval [Signature] Marcia Rutledge Date 10-24-96

Additional water and/or sewer tap fee(s) are required: YES - NO - W/O No. 2618

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)

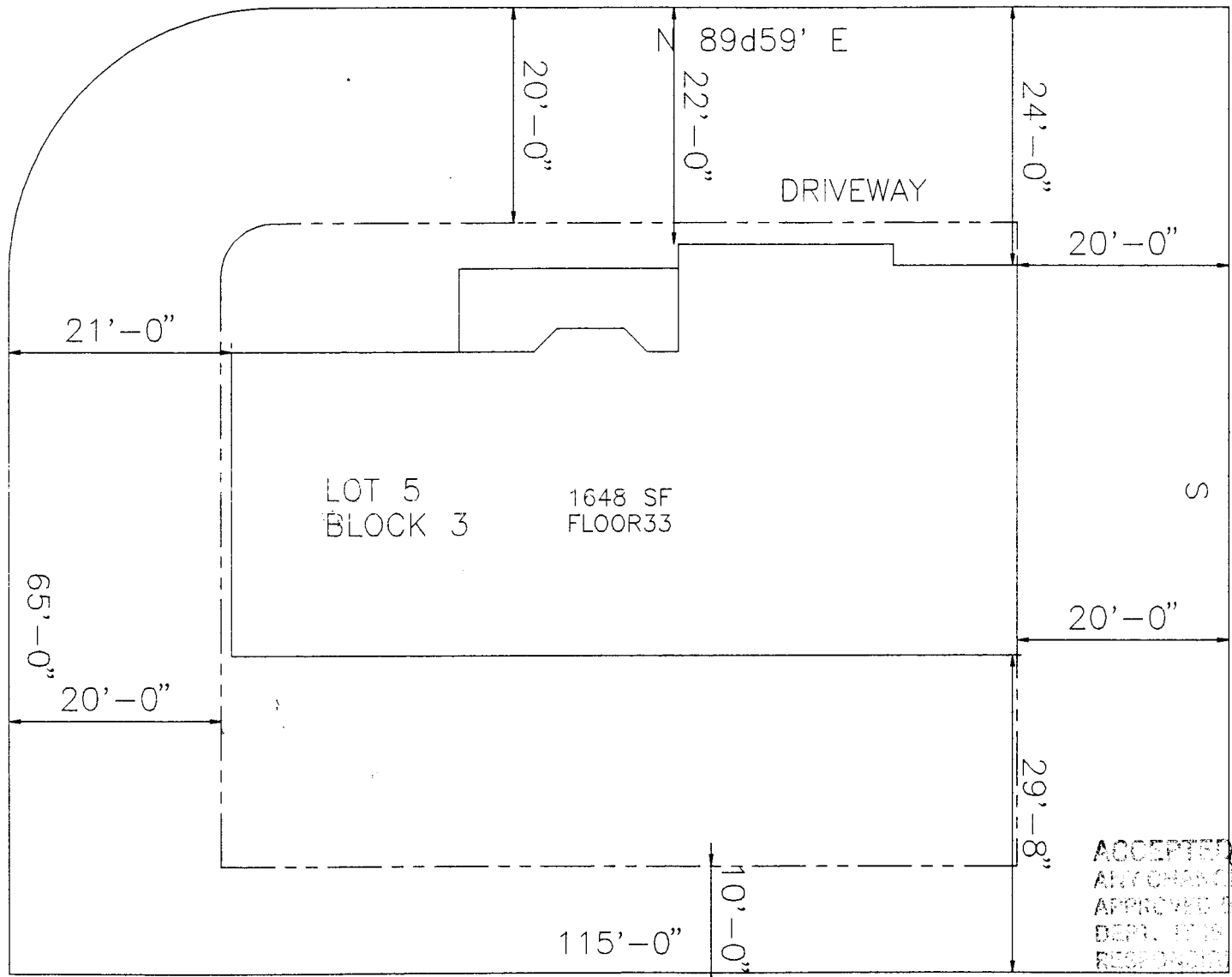
VALLEY MEADOWS EAST SUBDIVISION

L5 B3 F1

APPROVED

*Driveway
Location OK
D. W. King
10-24-96*

90'-0" MCCOOK AVE.



668 CHAMA LANE
S
899

S
90'-0"

115'-0"
N 89d59' E

ACCEPTED
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE CITY ENGINEERING
DEPT. IT IS THE ADJACENT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND VERIFY EASEMENTS
AND PROPERTY LINES.

Ronnie 10/24/96

no overhangs into easements