

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 107352

#292⁰⁰ SIF

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2556 Fall Valley Ave.</u>	TAX SCHEDULE NO. <u>2945-034-00-126</u>
SUBDIVISION <u>Fall Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1860</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>3</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>John Davis</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>P.O. BOX 2861</u>	NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
(1) TELEPHONE <u>243-2308</u>	USE OF EXISTING BLDGS <u>NO</u>
(2) APPLICANT <u>Castle Homes, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>556 25 ROAD</u>	<u>SFR</u>
(2) TELEPHONE <u>248-9708</u>	

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 <u>FR2.9</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/20' app.</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>32'</u>	CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>19</u>

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 <u>[Signature]</u>	Date <u>10/13/97</u>
Department Approval <u>[Signature]</u>	Date <u>10-13-97</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10620

Utility Accounting [Signature] Date 10-13-97

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)

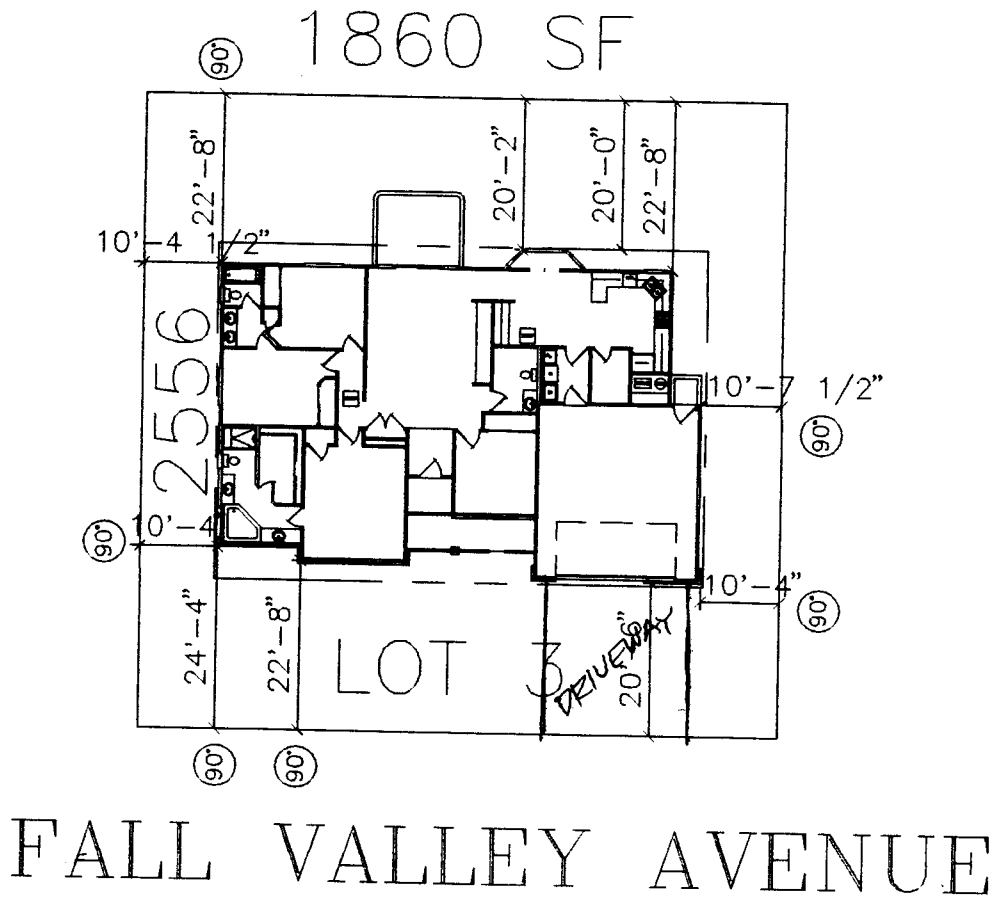
1	RETURNS
2	
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COMPUTER AIDED DRAFTING
 (970) 241-8783
 GRAND JUNCTION, CO
W.D.
 DRAFT

CASTLE HOMES INC
 F.V. PLOT PLANS

SHEET 1
 1/2" = 1'-0"
 10-3-97
 P.L. MULLINE
 AUTOCAD
 10-3-97

FALL VALLEY SUBDIVISION
 BLOCK 3, LOT 3
 FILING 1



PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

NOTICE: THE RESPONSIBILITY OF THE MAJOR OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED SLC 10.13.97
 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.

APPROVED

DRIVEWAY
 LOCATION
 O.K.
DL Ashbeck
 10/9/97