

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 02530

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2566 Fall Valley TAX SCHEDULE NO. 2945-03A-00-126  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409  
 FILING 1 BLK 4 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. BOX 2861 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO  
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 556 25 Road \_\_\_\_\_  
 (2) TELEPHONE 248-9708 SPR

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

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

ZONE PR 2.9 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' 20' gap from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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 Melanie D. Hora Date 10/21/97

Department Approval Scott Costello Date 10-23-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10649

Utility Accounting Administrative Date 10-23-97

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

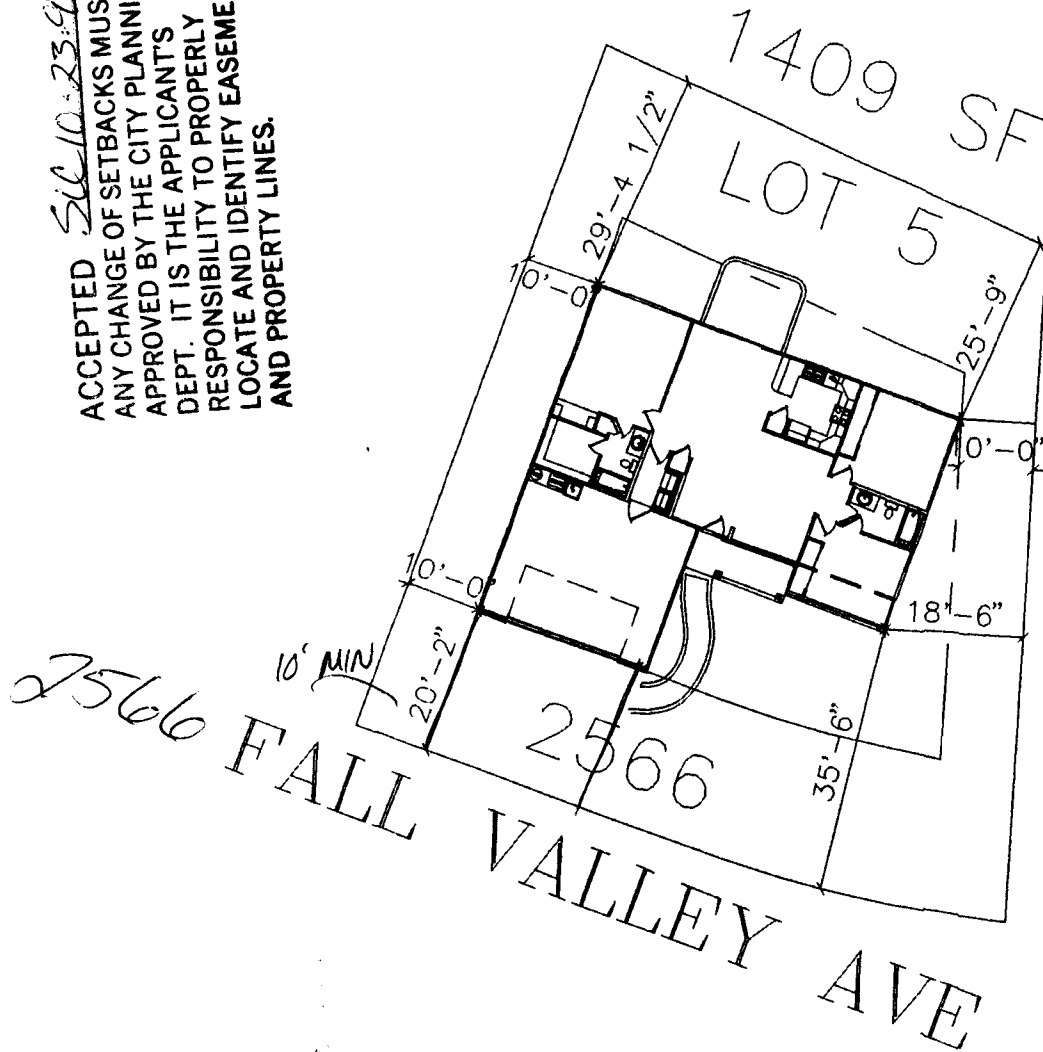
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

# FALL VALLEY SUBDIVISION BLOCK 4, LOT 5 FILING 1

ACCEPTED *5/10/23/97*  
 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.

NOTE:  
 SPECIAL 1409 SF



**APPROVED**

DRIVENWAY LOCATION OK.  
*DL Ashbrook 10/21/97*

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

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

**Autocraft**  
 COMPUTER AIDED DRAFTING  
 6000 JUNCTION RD  
 GREENSBORO, NC 27409-7414-4772



**CASTLE HOMES INC**  
 F.V. PLOT PLANS

DRAWN BY  
 AUTOCRAFT  
 FILE NO.  
 FV-INDW-100  
 10-3-97  
 DATE  
 1/8" = 1'-0"  
 SCALE  
**SHEET 1**