

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 102507

SIF 297.00

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 628 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-00-126  
SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648  
FILING 1 BLK 4 LOT 3 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  
(1) TELEPHONE 243-2308 BEFORE: - AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO  
(2) ADDRESS 556 25th Road DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 248-9708 SFR

**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 2.9 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 5'; 20' gal. 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 Melanie A. How Date 10/19/97  
Department Approval Santa Costello Date 10-23-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10650

Utility Accounting [Signature] 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)

