

FEE \$ 10.00
 TCP \$ 0
 SIF \$ 292.00



BLDG PERMIT NO. 62529

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

BLDG ADDRESS 631 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-00-126
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
 FILING 1 BLK 3 LOT 18 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
 (1) TELEPHONE 243-2308 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO
 (2) ADDRESS 556 25 Road DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 248-9708 SFR

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 FR 2.9 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' (or greater); 15' 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 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. Koch Date 10/21/97
 Department Approval Seita Costello Date 10-23-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10649
 Utility Accounting Attended 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)

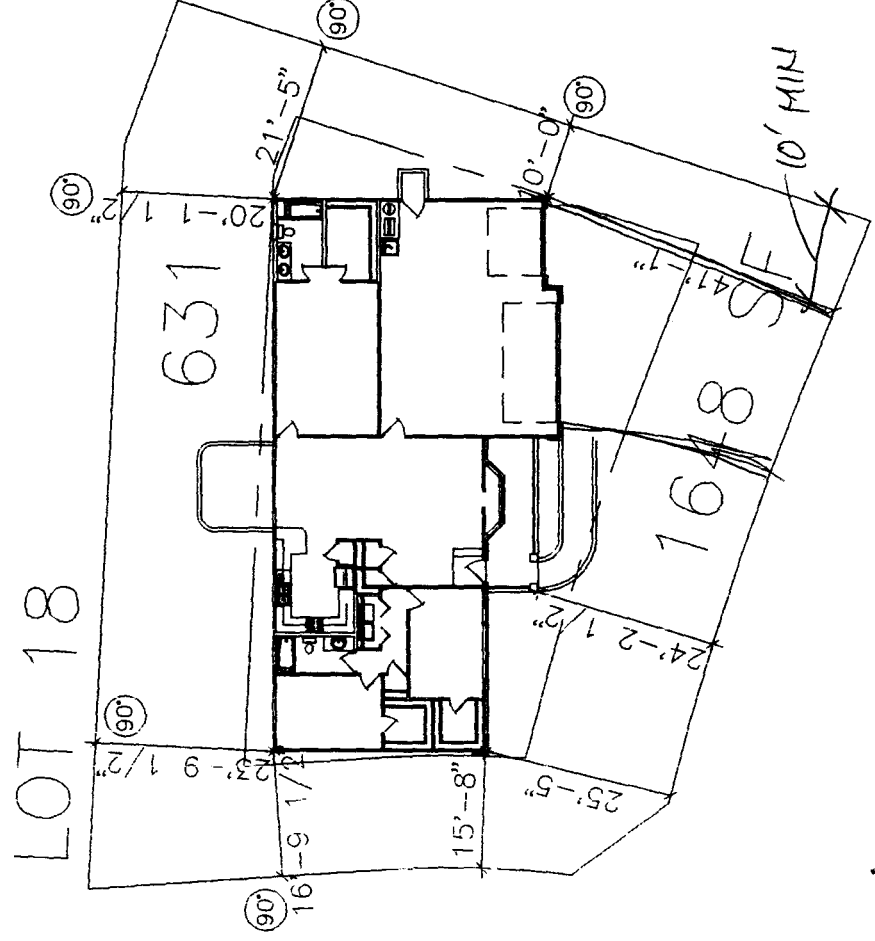
REVISIONS
1
2
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COMPUTERS AHEAD DESIGNS
 GRAND JUNCTION, CO (970) 241-8782
DRAFT

CASTLE HOMES INC
 F.V. PLOT PLANS

AUTOCAD
 PLOT
 10-2-97
 1/8" = 1'-0"
SHEET 1

FALL VALLEY SUBDIVISION
 BLOCK 3, LOT 18
 FILING 1



APPROVED

ACCEPTED SL 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.

DRIVEWAY
 LOCATION O.K.
 K. Arden
 10/21/97

631 HUNTER CREEK

GOLD LEAF
 COURT

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

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