

FEE \$ 10.-
 TCP \$
 SEF \$ 292.-



BLDG PERMIT NO. 102490

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 632 HunterCreek Dr. TAX SCHEDULE NO. 2945-034-00-126
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665
 FILING 1 BLK 4 LOT 1 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: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 556 25 Road
 (2) TELEPHONE 246-9708

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 Garage Front - 20' 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 10 TRAFFIC 19 ANNEX#

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. Hoy Date 10/28/97

Department Approval Santa Costello Date 10-30-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1067/

Utility Accounting CM Call Date 10/30/97

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)

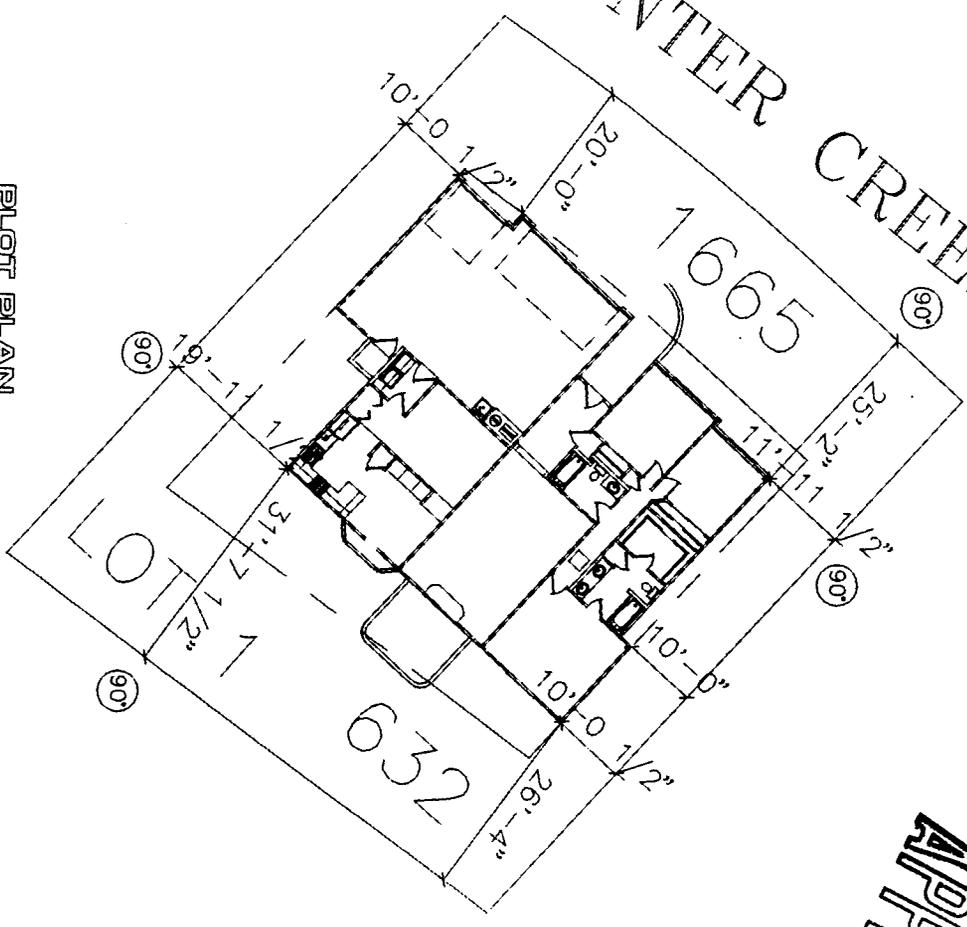
NOTES:
1. IT IS THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED SLC 10-30-97
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
OK. PL. CHECKED
10/29/97

FALL VALLEY SUBDIVISION
BLOCK 4, LOT 1
FILING 1

HUNTER CREEK



APPROVED

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

DATE	10-2-97
DESIGNER	CASTLE HOMES INC
CHECKED BY	F.V. PLOT PLANS
SCALE	1/8" = 1'-0"
SHEET	1

CASTLE HOMES INC
F.V. PLOT PLANS

Auto
DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

1	RELATIONS
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