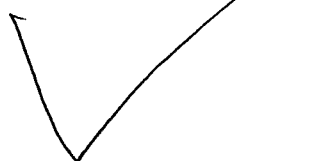


FEE \$ 10<sup>-</sup>  
TCP \$ 500<sup>-</sup>

BLDG PERMIT NO. 60178

292<sup>-</sup>  
802<sup>00</sup>

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 663 Kapota TAX SCHEDULE NO. 2945-031-42-001  
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409  
FILING 3 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) na  
(1) OWNER John Davis NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 243-2308 USE OF EXISTING BLDGS na  
(2) APPLICANT Castle Homes Inc DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 556 25th \_\_\_\_\_  
(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 2.93 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Special Conditions \_\_\_\_\_  
Side 10' from PL Rear 20' from PL  
Maximum Height 32'  
CENSUS TRACT 19 TRAFFIC ZONE 10

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 BEB Date 6/13/97  
Department Approval Ante J. Costello Date 6/13/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10270

Utility Accounting at work Date 6-13-97

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)

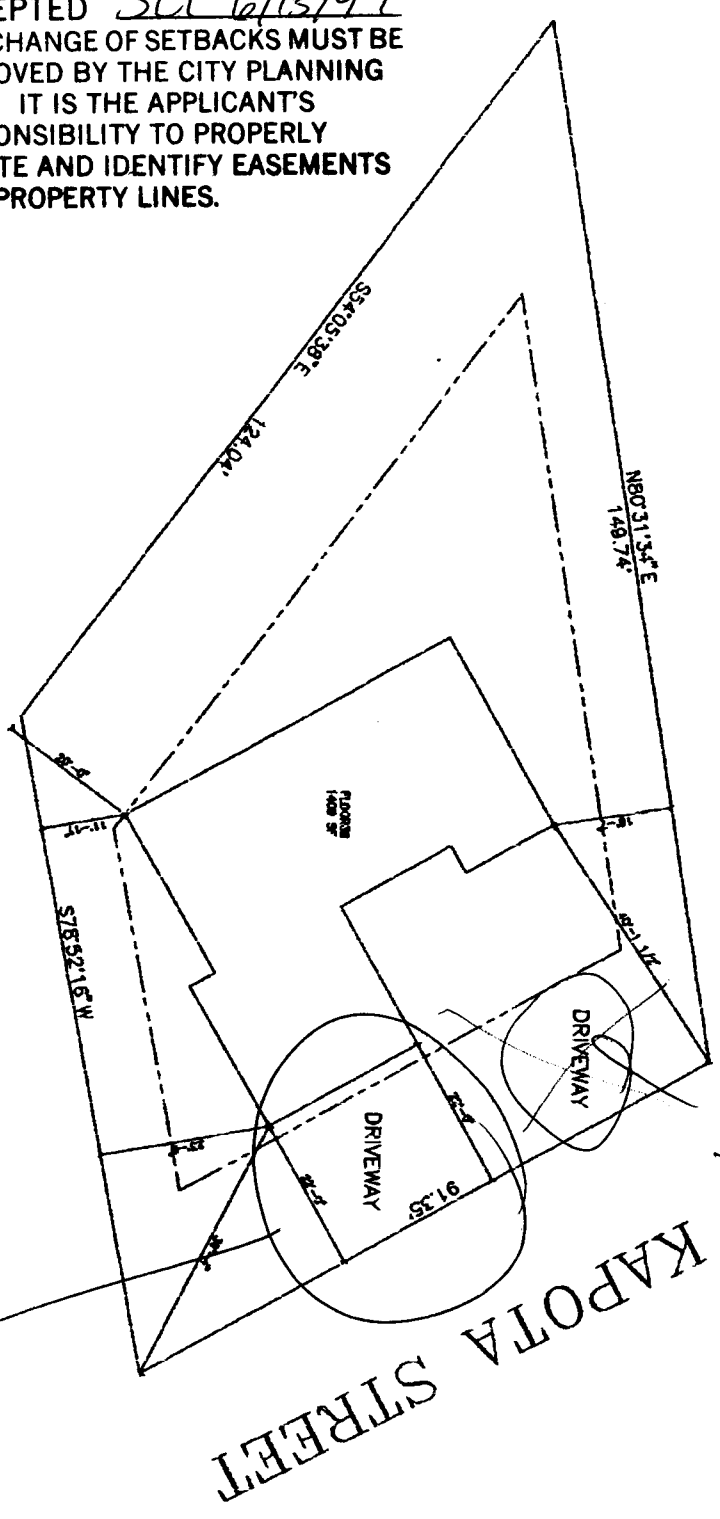
# CASTLE HOMES INC VALLEY MEADOWS EAST - FILING No. THREE

BLOCK 1  
LOT 2

663 Kapota

ACCEPTED SLC 6/13/97  
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.

SCALE N.T.S.



## KAPOTA STREET

Driveway location  
O.K.  
W. Amberg 5/2/97

# APPROVED

DATE	APPROVED
BY	
REVISIONS	
NO.	
DATE	
DESCRIPTION	

CASTLE  
HOMES INC



**Auto DRAFT**  
ENGINEERING AND SURVEYING  
2800 BIRCHWOOD DR. (774) 341-6700

NO.	DATE	DESCRIPTION