

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

BLDG PERMIT NO. 60180

FP-1997-007

SIF-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 665 Kapota St. TAX SCHEDULE NO. 2945-031-42-001  
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1423  
FILING 3 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) n/a  
(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 n/a  
(2) APPLICANT Castle Homes Inc DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS 556 25th SFR  
(2) TELEPHONE 248 9708

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't \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10' from PL Rear 20' from PL Special Conditions Maintain minimum 10'  
Maximum Height 32' from edge of driveway to PE  
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 Melanie D. Herk Date 5/9/97  
Department Approval Santa J. Castello Date 5/9/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10124  
Utility Accounting Je Date 5/9/97

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

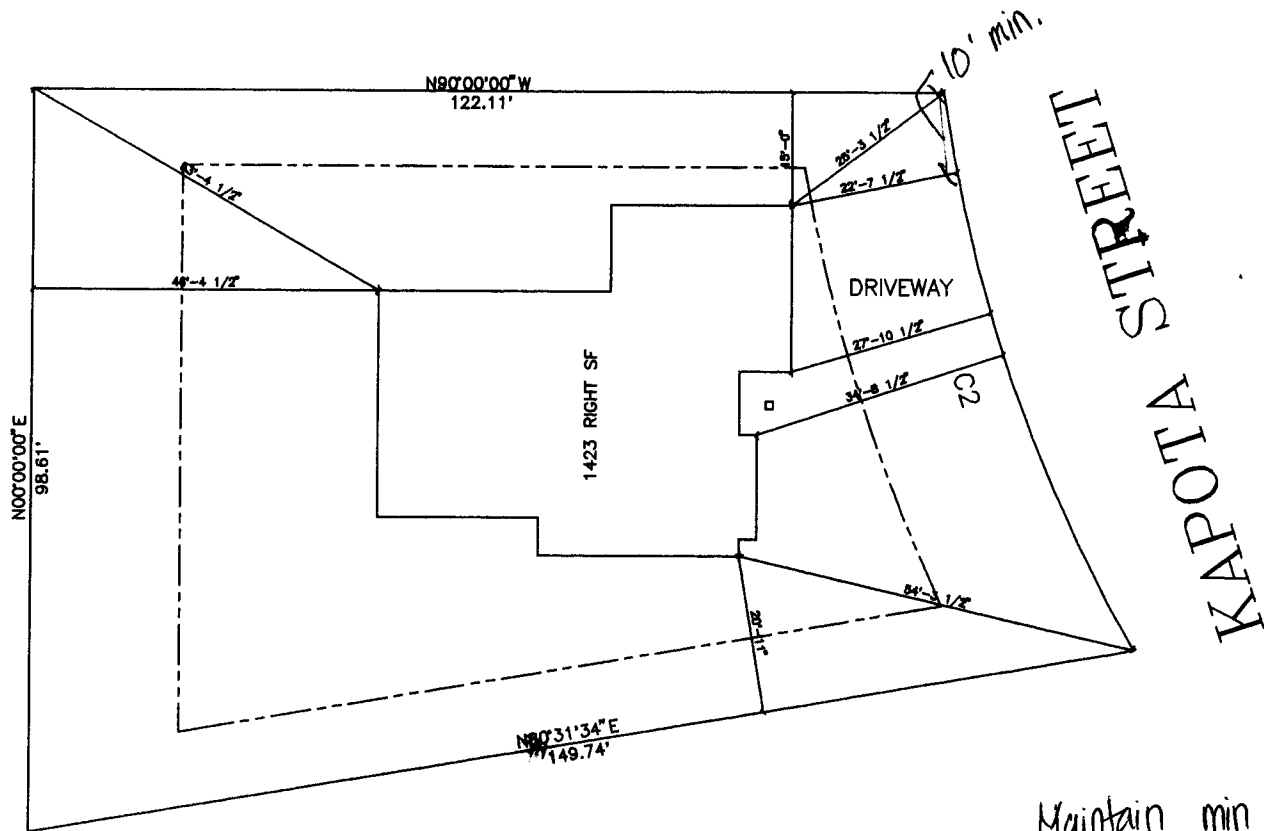
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

APPROVED

CASTLE HOMES INC  
VALLEY MEADOWS EAST - FILING No. THREE

BLOCK 1  
LOT 3

ACCEPTED *SLP 5/19/97*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

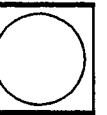


*Maintain min 10' from edge  
of driveway to the*  
*Driveway location approved*  
*KL Aohbeck*  
*5/2/97*

SCALE N.T.S.

NO.	REVISIONS
1	5-2-97
2	
3	
4	
5	
6	
7	
8	

*Auto DRAFT*  
COMPUTER AIDED DRAFTING  
DAN AND ANTHONY, CO  
(719) 241-4722



CASTLE  
HOMES INC

DATE	REVISION
5-2-97	
N.T.S.	