

FEE \$ 10 -
TCP \$ 500 -

BLDG PERMIT NO. 60185

SIF- 292 -
\$802 -

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 670 Kapota TAX SCHEDULE NO. 2945-03142-001
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1528
FILING 3 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) n/a
(1) OWNER John Davis NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE 2432308 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Castle Homes Inc USE OF EXISTING BLDGS n/a
(2) ADDRESS 556 25 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 2489708 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 PAID
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions JUN 19 1997
Maximum Height 32' CM
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. York Date 6/19/97
Department Approval Ronnie Edwards Date 6/19/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10285
Utility Accounting CM Cole Date 6/19/97

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

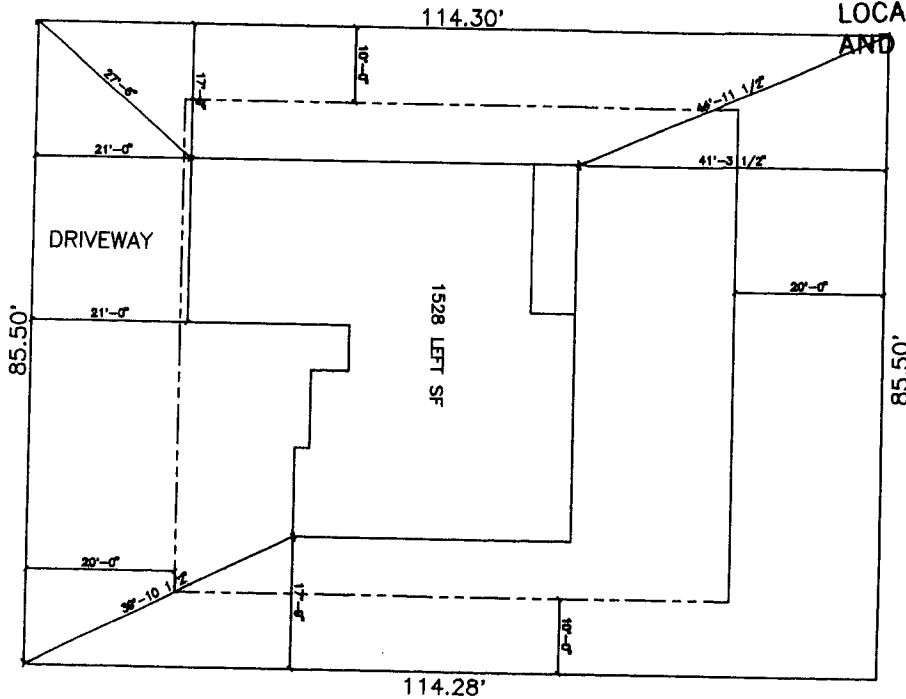
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CASTLE HOMES INC VALLEY MEADOWS EAST - FILING No. THREE

BLOCK 3
LOT 9

670 Kapota

KAPOTA STREET



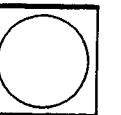
ACCEPTED *Ronnie 6/19/97*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE N.T.S.

*Driveway location
O.K. Washbeck
5/2/97*

NO.	REVISIONS

AD DRAFT
COMPUTER AIDED DESIGN
3100 HUNTERS BLVD
DENVER, COLORADO 80231-3100
(303) 731-0782



CASTLE
HOMES INC

DATE OF AUTOCAD TEMPLATE.DWG	2-2-97
SCALE	N.T.S.