

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

BLDG PERMIT NO. 60186

FP 1997-007

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 672 Kapota St TAX SCHEDULE NO. 2945-031-42-001  
SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409  
FILING 3 BLK 3 LOT 10 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 243 2308 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 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 Melanie D. Hoch 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. 10162

Utility Accounting [Signature] 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)

REVISIONS
1
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COMPUTER AIDED DRAFTING  
 (870) 241-0712  
 DRAFT

CASTLE HOMES INC

DATE
PROJECT
SCALE
2-2-97
MS

CASTLE HOMES INC  
 VALLEY MEADOWS EAST — FILING No. THREE

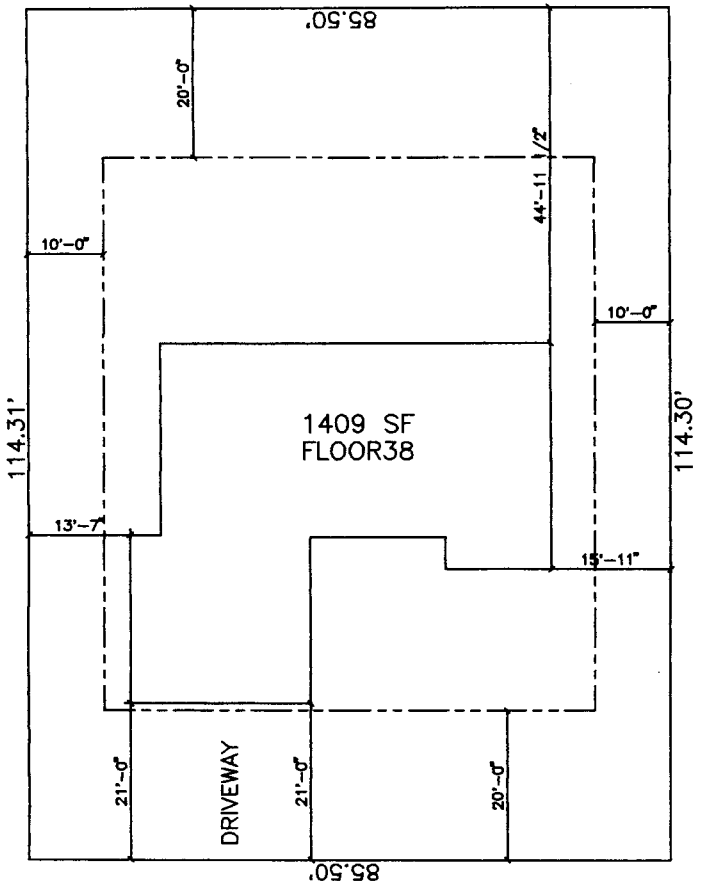
ACCEPTED *SLC 5/19/97*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Driveway location  
 O.K. W. Adhwick  
 5/2/97*

BLOCK 3  
 LOT 10

*672 Kapota*

KAPOTA STREET



SCALE N.T.S.