

FEE \$ 10⁻
TCP \$ 500⁻

BLDG PERMIT NO. 60187

SIF = 292⁻
\$802⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 Kapota TAX SCHEDULE NO. 2945-031-^{43 011}~~42-601~~

SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665

FILING 3 BLK 3 LOT 11 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 293 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 298 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

Side 10' from PL Rear 20' from PL Special Conditions _____

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 Fork Date 7/17/97

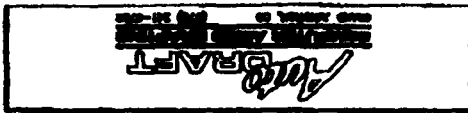
Department Approval Ronnie Edwards Date 7/17/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10576

Utility Accounting J. Adams Date 7-17-97

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)



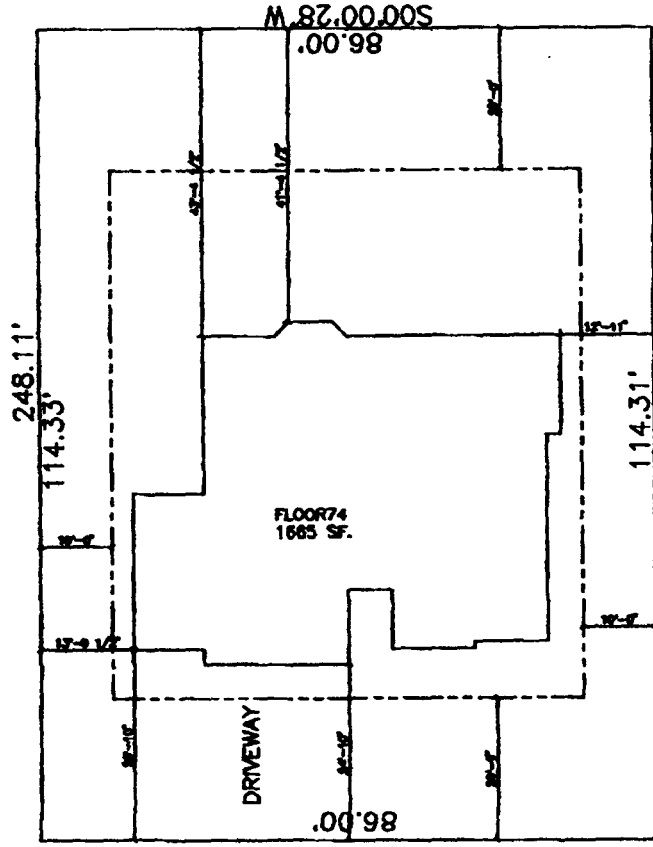
CASTLE HOMES INC



APPROVED

CASTLE HOMES INC
VALLEY MEADOWS EAST - FILING No. THREE

ACCEPTED *Ronnie 7/17/97*
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.



KAPOTA STREET

BLOCK 3
LOT 11

674 Kapota

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

SCALE 3/16" = 1'-0"