

FEE \$	10.-
TCP \$	—
SIF \$	292.-

= 302.-



BLDG PERMIT NO. 43682

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2564 Fall Valley Avenue TAX SCHEDULE NO. 2945-C3A-CC-126
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1423
 FILING 1 BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 2861
 (1) TELEPHONE 249-2308 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION
 (2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NC
 (2) ADDRESS 556 25 Plad DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) TELEPHONE 248-9708

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2.9 Maximum coverage of lot by structures —
 SETBACKS: Front 15' House from property line (PL) Parking Req'mt 2
 or 20' Garage from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions —
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN# —

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 2-3-98

Department Approval [Signature] Date 2/3/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10898

Utility Accounting [Signature] Date 2/3/98

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)

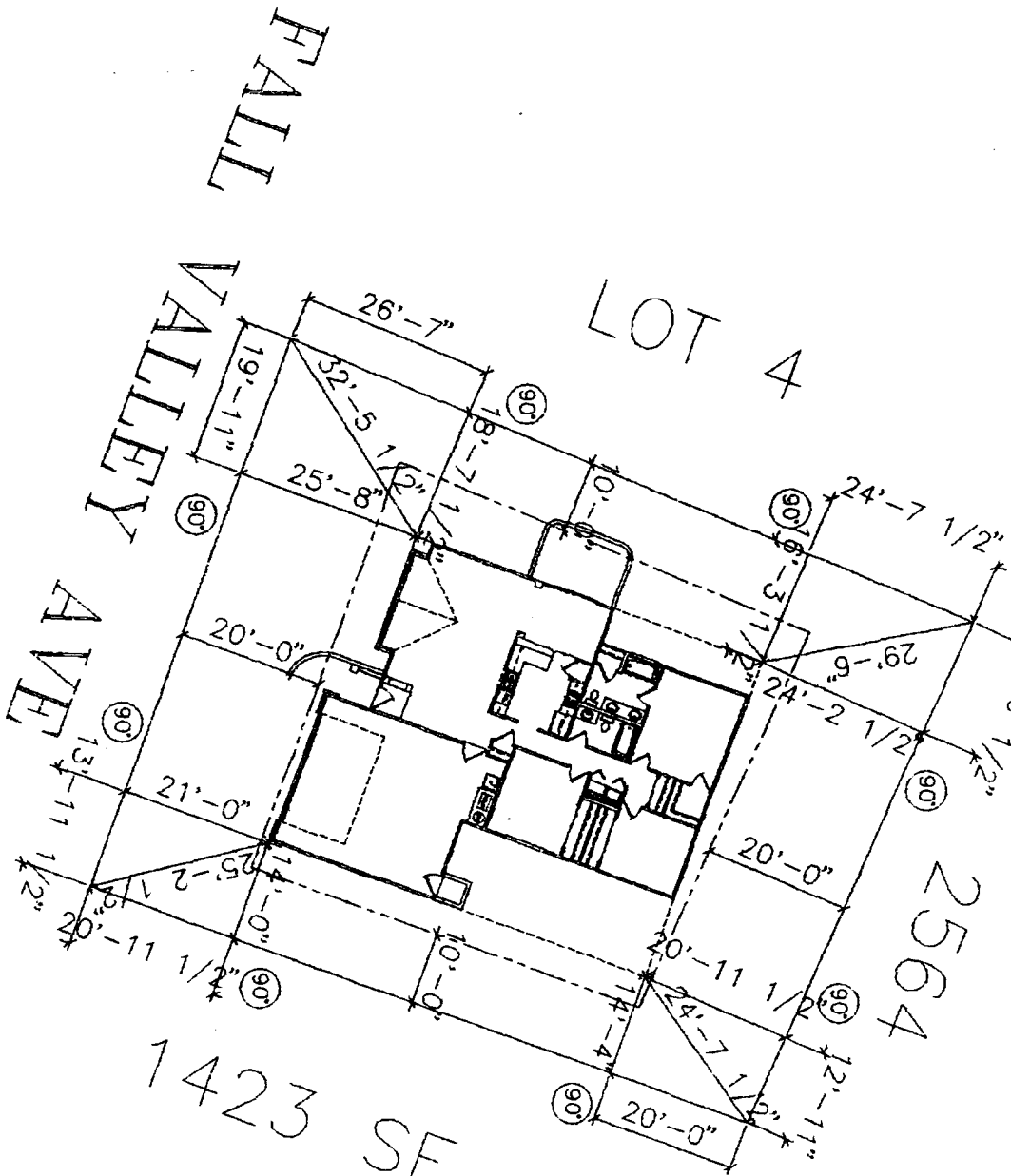
NOTICE: THIS DOCUMENT IS THE PROPERTY OF THE CITY OF FALL VALLEY AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

FALL VALLEY SUBDIVISION

BLOCK 4, LOT 4

FILING 1

2564



1423 SF

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

PLOT PLAN

APPROVED

ACCEPTED 500 2-3-98
 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 LOCATED OK.
 W. Chabede 1/27/98

CV. 1-26-98

10.1