FEE $ 10 —
TCP $ 0
SIF $ 292 —

BLDG PERMIT NO. 63977

# PLANNING CLEARANCE
### (Single Family Residential and Accessory Structures)
### *Community Development Department*

BLDG ADDRESS 625 Hunter Creek          TAX SCHEDULE NO. 2945-034-45-003

SUBDIVISION Fall Valley          SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1465

FILING 1 BLK 1 LOT 3          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 2801

(1) TELEPHONE 243-2368          NO. OF BLDGS ON PARCEL
                              BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Castle Homes          USE OF EXISTING BLDGS NC

(2) ADDRESS 550 25 Road          DESCRIPTION OF WORK AND INTENDED USE: S/F

(2) TELEPHONE 245-9708

*REQUIRED: One plot plan, on 8 ½" 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 _____
     Garage 20'
SETBACKS: Front 15 from property line (PL)          Parking Req'mt 2
or _____ from center of ROW, whichever is greater

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

Maximum Height 32'
                              CENSUS 10 TRAFFIC 19 ANNX# _____

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 Maxine Horn          Date 2-13-98

Department Approval Senta J Castello          Date 2.18.98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11010

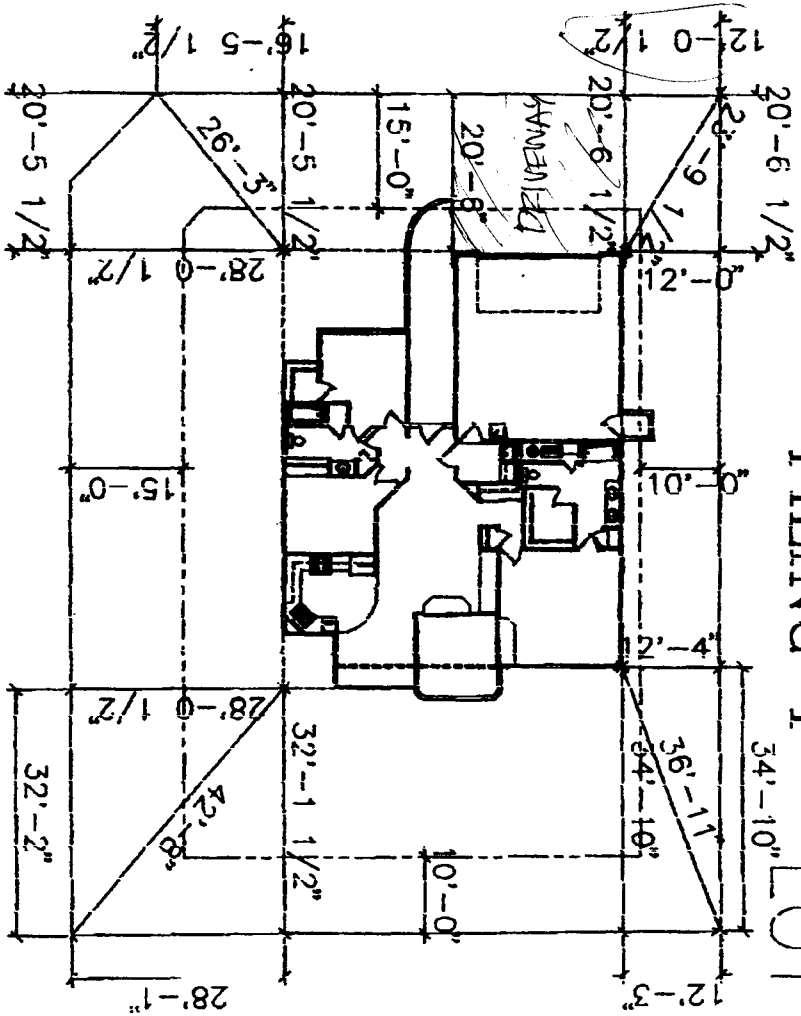Utility Accounting _____ Date 2/18/98

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)*

# HUNTER CREEK DRIVE
## 625 HUNTER CREEK

FALL VALLEY SUBDIVISION
BLOCK 1, LOT 3
FILING 1 LOT 3

1465 SF

FALL VALLEY AVENUE

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

DRIVEWAY LOCATION OK
R. Oliveto 2/18/98

**ACCEPTED** SLC 2-18-98
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.

APPROVED

12'-0"
20'-6 1/2"
16'-5 1/2"
20'-5 1/2"
26'-3"
15'-0"
20'-8"
2'-9 1/2"
12'-0"
10'-0"
12'-4"
34'-10"
36'-11"
34'-10"
12'-3"
10'-0"
32'-1 1/2"
28'-0 1/2"
42'-8"
32'-2"
28'-1"
15'-0"
28'-0 1/2"
20'-6 1/2"