

FEE \$	10.-
TCP \$	
SIF \$	292.-



BLDG PERMIT NO. 63432

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

BLDG ADDRESS 626 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-00-126  
 SUBDIVISION Fall valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409  
 FILING 1 BLK 2 LOT 1 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 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO  
 (2) APPLICANT Castletomes, Inc. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 556 25 Road \_\_\_\_\_  
 (2) TELEPHONE 248-9708 SFR

**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 20' garage front Parking Req'mt 2  
15' from property line (PL) 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 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. Horn Date 12/31/97  
 Department Approval Steve J. Costello Date 1-6-98

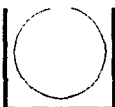
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10838 TR 84123  
 Utility Accounting Checked Date 1-6-98

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)

REVISIONS
1
2
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Auto  
COMPUTER AIDED DRAFTING  
DRAFT



GASTLE HOMES INC  
F.V. PLOT PLANS

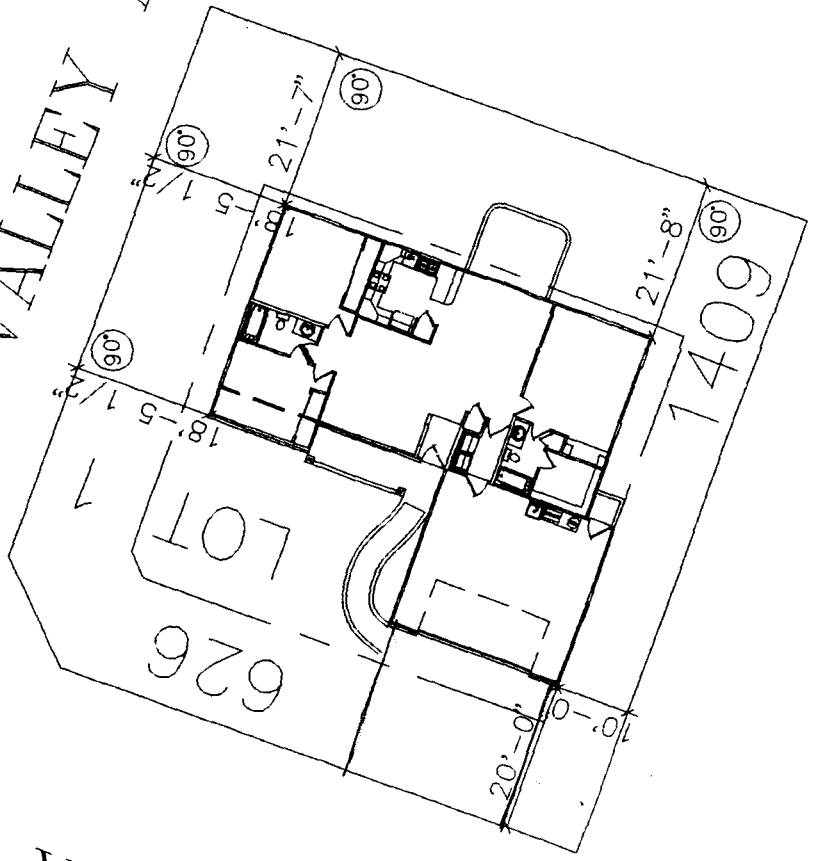
DATE OF  
SUBMIT  
AUTOCAD  
FY-MOD/DWG  
10-3-97  
1:0" = 1'-0"  
SHEET 1

FALL VALLEY SUBDIVISION  
BLOCK 2, LOT 1  
FILING 1

FALL VALLEY AVE

CREEK DR

ACCEPTED SLC 1.6.98  
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.



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

NOTICE:  
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

**APPROVED**

HUNTER

DRIVEWAY LOCATED OK.  
*[Signature]* 1/2/98