

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



BLDG PERMIT NO. W4104

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 627 HUNTER CREEK DR TAX SCHEDULE NO. 2945-034-47-001

SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409

FILING 1 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 55625 ROAD

(1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT OWNER USE OF EXISTING BLDGS None

(2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE: SF

(2) TELEPHONE ↓

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 from property line (PL) Parking Req'mt 2
or 45' from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions Cannot overhang into easement

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. York Date 2-27-98

Department Approval K. Valdez Date 2-27-98

Additional water and/or sewer tap fee(s) are required: YES X NO - W/O No. 11036

Utility Accounting Tracy Shupe Date 2/27/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

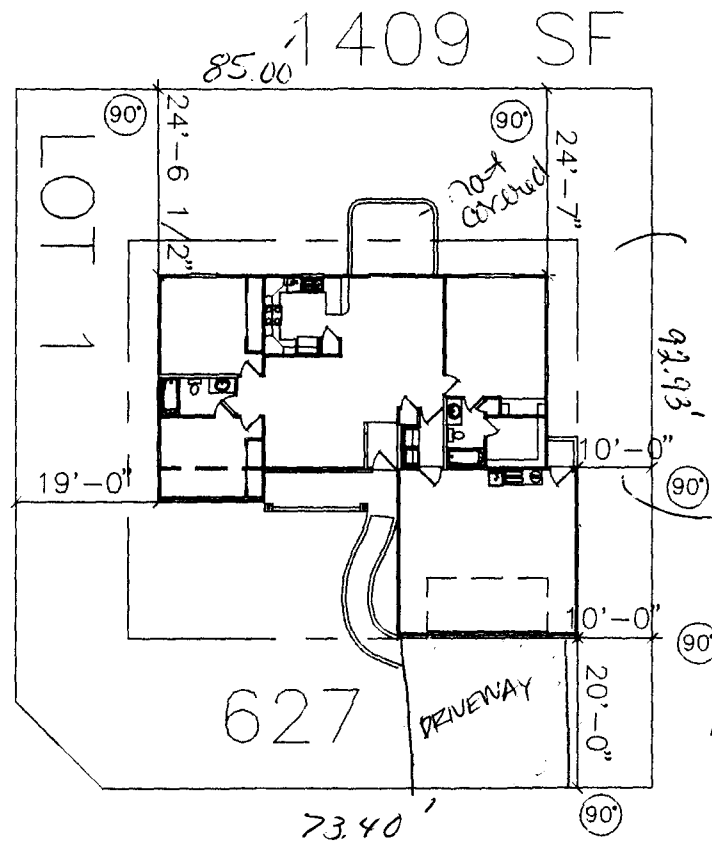
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

FALL VALLEY SUBDIVISION
 BLOCK 3, LOT 1
 FILING 1

APPROVED

FALL VALLEY AVENUE



10' easement
 - no overhang -

to leave

ACCEPTED XV 2-27-98 RE
 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.

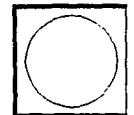
DRIVEWAY LOCATION OK.
 W. [Signature]
 2/25/98

627 HUNTER CREEK

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

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

AutoDRAFT
 CONSULTING ARCHITECTS
 GRAND JUNCTION, CO
 (970) 241-4742



CASTLE HOMES INC
 F.V. PLOT PLANS

DRAWN BY
 AUTODRAFT
 FILE NO.
 FV-INDY-0102
 DATE
 10-3-97
 SCALE
 1/8" = 1'-0"
 SHEET 1

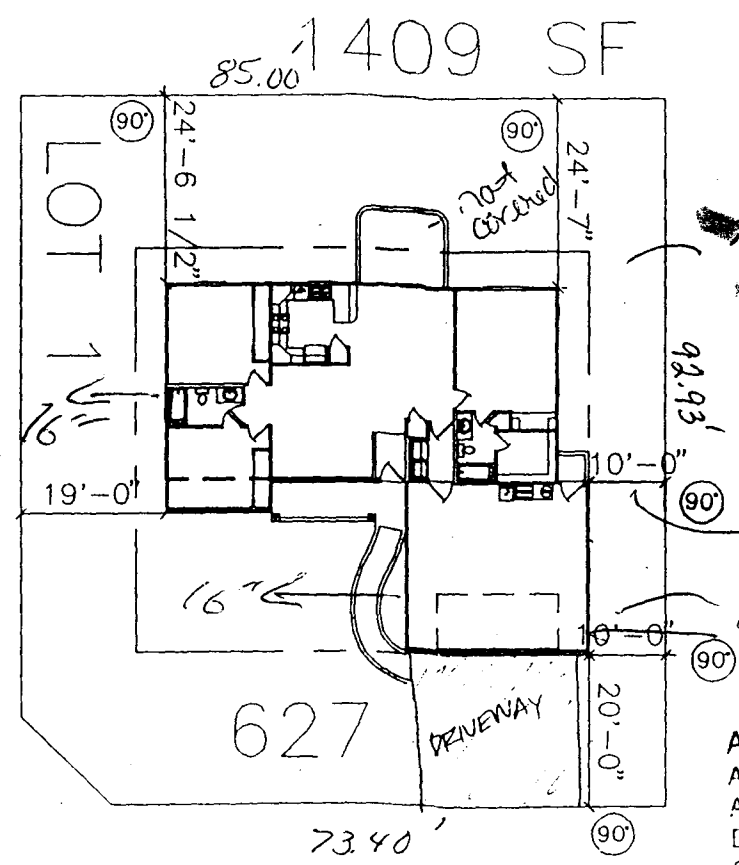
NOTICE: IT IS THE RESPONSIBILITY OF THE BALDOR OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 3, LOT 1 FILING 1

APPROVED

change & perked
3-17-98
ACCEPTED
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.

FALL VALLEY AVENUE



10' easement
no overhang

to save

ACCEPTED XV 2-27-98 RE
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.

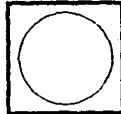
2/25/98
W. [Signature]
DENNYWAY [Signature] OK

627 HUNTER CREEK

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

NO.	REVISIONS

AUTO DRAFT
CONSULTING ARCHITECTS
9140 JUNCTION, CO (970) 541-1712



CASTLE HOMES INC
F.V. PLOT PLANS

DATE OF AUTO DRAFT: 10-3-97
SCALE: 1/8" = 1'-0"
SHEET 1