FEE \$	10 .
TOP \$	<u></u>
SIF \$	292,



BLDG PERMIT NO. (a

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)

Community Development Department

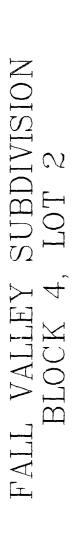
BLDG ADDRESS 630 HUNTER CREEK DY	TAX SCHEDULE NO. 2945-034-00-126	
SUBDIVISION Fall Valley	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409	
FILING BLK 4 LOT 2	SQ. FT. OF EXISTING BLDG(S)	
OWNER John Davis Output Outp	NO. OF DWELLING UNITS BEFORE: THIS CONSTRUCTION	
(1) TELEPHONE 243-2308	NO. OF BLDGS ON PARCEL BEFORE: THIS CONSTRUCTION	
(2) APPLICANT <u>Castle Homes, Inc.</u>	USE OF EXISTING BLDGS	
(2) ADDRESS 556 25 POOD	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE 248-9708	Str	
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.	
THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘	
ZONE PR 2.9	Maximum coverage of lot by structures	
SETBACKS: Front 15' from property line (PL)	Parking Req'mt	
or from center of ROW, whichever is greater	Special Conditions	
Side \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PL	
Maximum Height 32′	CENSUS \\ TRAFFIC \\ ANNX#	
	proved, in writing, by the Director of the Community Development cannot be occupied until a final inspection has been completed and ding Department (Section 305, Uniform Building Code).	
	d the information is correct; I agree to comply with any and all codes, o the project. I understand that failure to comply shall result in legal to non-use of the building(s).	
Applicant Signature Melane Social	Date 1231 97	
Department Approval Sente LOS	tella Date 1:6.98	
dditional water and/or sewer tap fee(s) are required. Y	VESNO WO NO/ D840 TR 84123	
Utility Accounting Oschar So	Date 1-6-98	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (Section 9-3-2C Grand Junction Zoning & Development Code)	
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)		



castle homes inc 5.v. plot plans



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



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.

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I. If I THE THE PEOPLISHENT OF THE BUILDER OR CHARDS TO YEAR'S DETAILS AND DISCORES PRICE TO CONSTRUCTION.