

FEE \$	1000
TCP \$	
SIF \$	12500



BLDG PERMIT NO. 105172

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

BLDG ADDRESS 633 Hunter Creek Dr TAX SCHEDULE NO. 2945-034-50-001  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1562 R  
 FILING 2 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) NO  
 (1) OWNER Castle Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 556-25 Road  
 (1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT owner USE OF EXISTING BLDGS NO  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ SF

**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 R-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 10' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 0 TRAFFIC 1 ANNEX# \_\_\_\_\_

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 5/14/98  
 Department Approval Connie Edwards Date 5/15/98

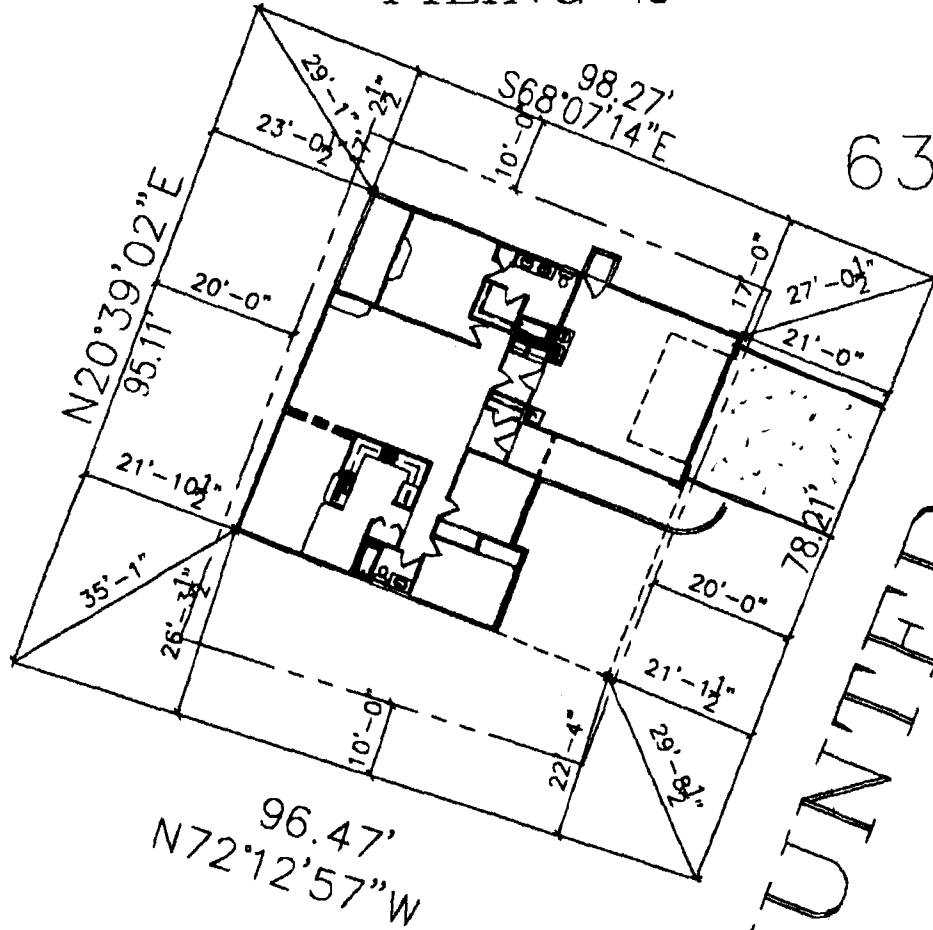
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O NO. #11304 TR 85090  
 Utility Accounting Chalanda Date 5-15-98

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)

1. IT IS THE RESPONSIBILITY OF THE BLAND OR OWNER TO VERIFY ALL DATA AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED  
Gammie 5/15/98  
ANY CHANGE OF DETAILS 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 SUBDIVISION BLOCK 2, LOT 12 FILING 2



633

# HUNTER CREEK

Front

APPROVED

DRIVEWAY LOCATION OK.  
u added

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

MAY-14-98 11:57 PM

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