

FEE \$	10.00
TCP \$	4.00
SIF \$	142.50



BLDG PERMIT NO. 0573

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 635 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860 R
 FILING 2 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) NO
 (1) OWNER Castle Homes, Inc. 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 RS-1 Maximum coverage of lot by structures _____
 SETBACKS: Front 5 from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5 from PL Rear 20 from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 1 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 Hoch Date 5/14/98
 Department Approval Ronnie Edwards Date 5/15/98

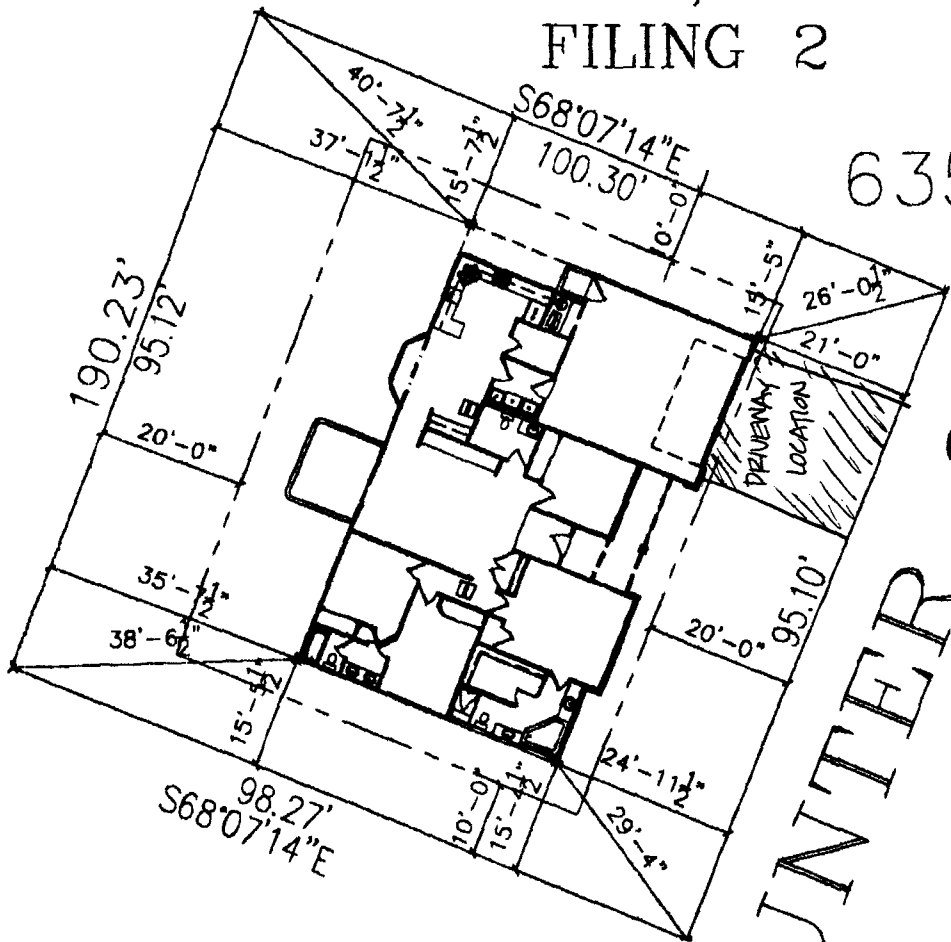
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11305 / TR 85090
 Utility Accounting Richardson Date 5-15-98

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)

SMALL PRINT LEGAL NOTICE

5/15/98
ACCEPTED *Bonne*
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 SUBDIVISION BLOCK 2, LOT 11 FILING 2



635

HUNTER CREEK
front

APPROVED

DRIVEWAY LOCATION OK
W. D. D. 5/14/98

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

MAY-14-98 11:57 PM

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