

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 65545

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 637 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-50-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1721

FILING 2 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS
855 25 ROAD BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS GRAND JUNCTION, CO 81505

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

(2) APPLICANT owner USE OF EXISTING BLDGS —

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ 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 CR 2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 15' ^{20' Garage} from property line (PL) Parking Req'mt 2
 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. Joch Date 6/5/98

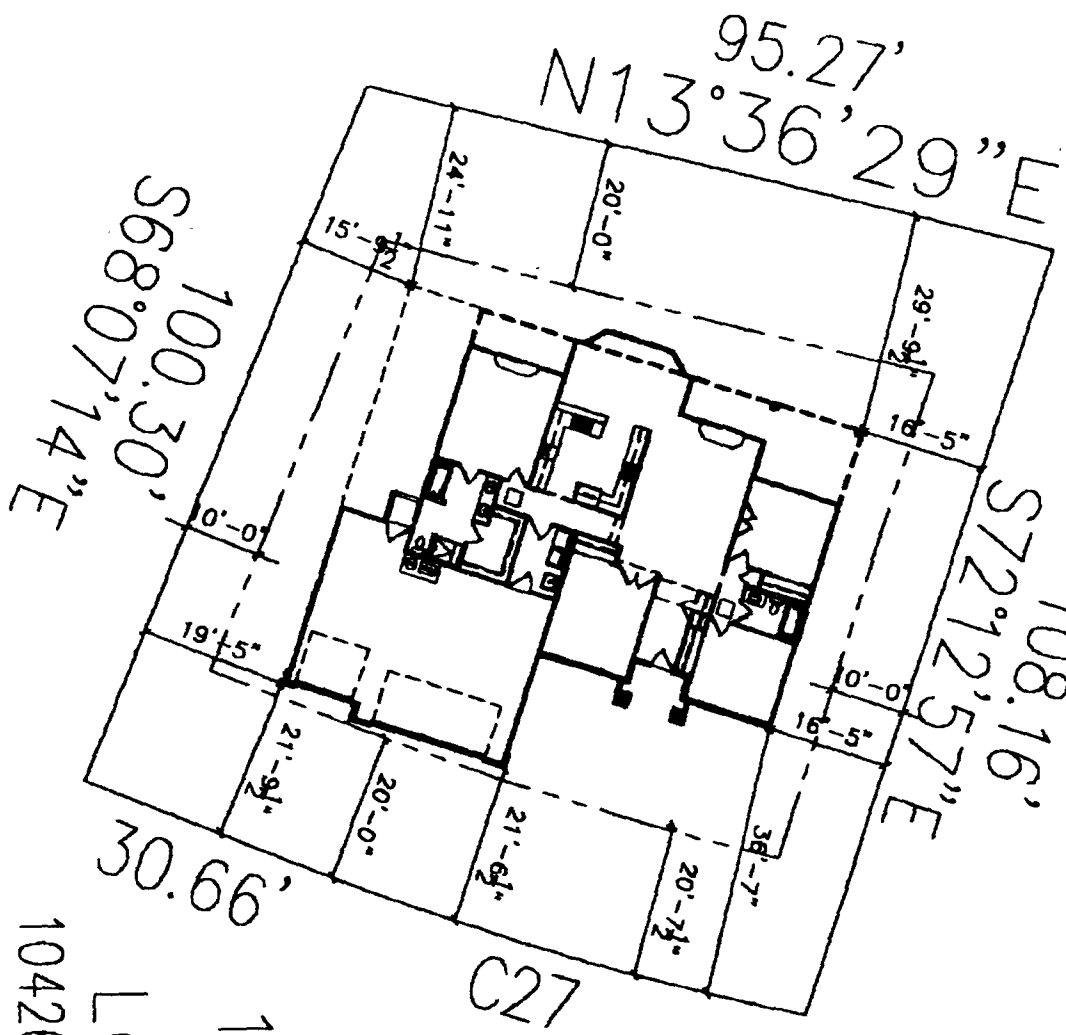
Department Approval Santa J. Costello Date 6-12-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11364

Utility Accounting R. Raymond Date 6/12/98

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)



FALL VALLEY SUBDIVISION
 BLOCK 2, LOT 10
 FILING 2

637 Hunter
 Creek
 1850 SF
 LOT 10
 10426.2 SQ. FT.

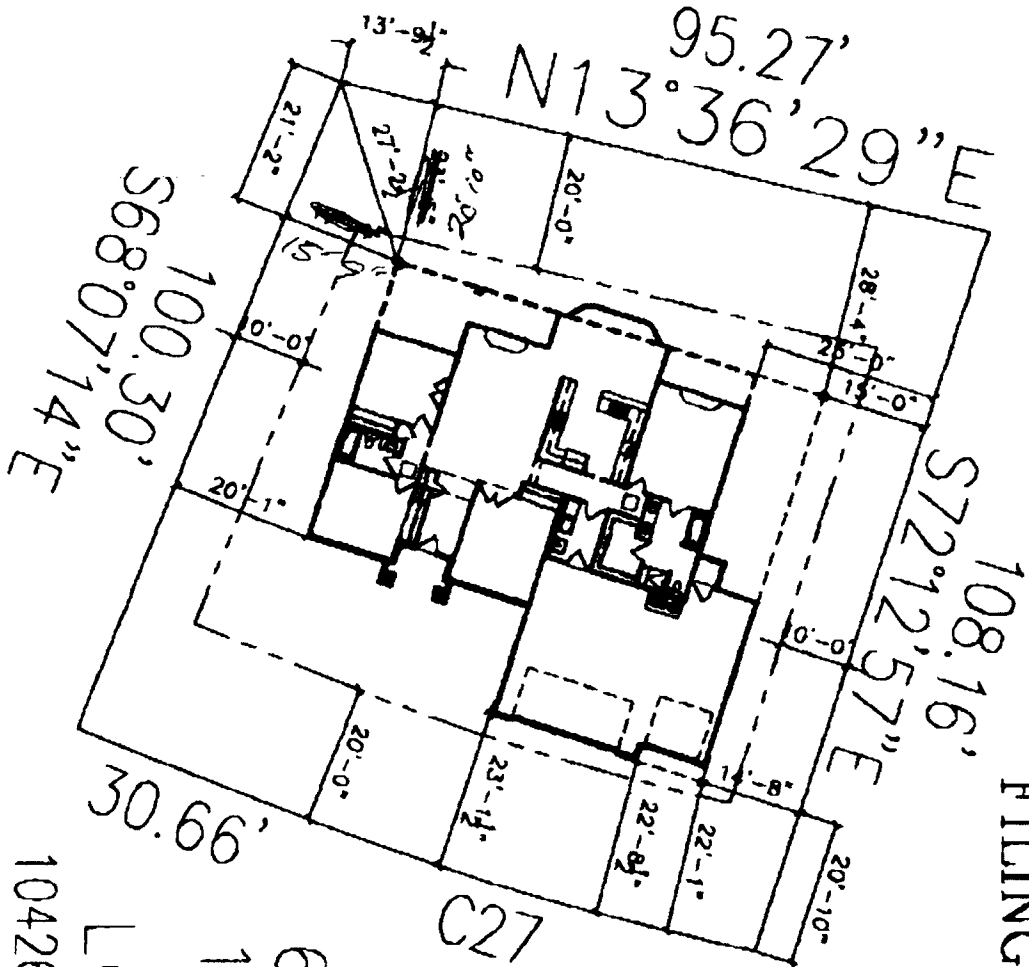
HUNTER CREEK

ACCEPTED SLC 6-12-98
 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.

DRIVEWAY LOCATED O.K.

W. Orville
 6/10/98
APPROVED

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



FALL VALLEY SUBDIVISION
 BLOCK 2, LOT 10
 FILING 2

LOT 10
 1850 SF
 10426.2 SQ. FT.

HUNTER CREEK

Amended
 ACCEPTED 5/16-24-98
 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.

DRIVEWAY LOCATION
OK
CC Ashbeck
 6/22/98