

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 100242

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 638 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-50-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1414

FILING 2 BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) —

(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: 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 PR 2.9 Maximum coverage of lot by structures _____

SETBACKS: Front Garage-20' 15' 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 Margaret D. Hoch Date 9/28/98

Department Approval Antonia J. Castella Date 9-28-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11627

Utility Accounting _____ Date 11/20/98

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

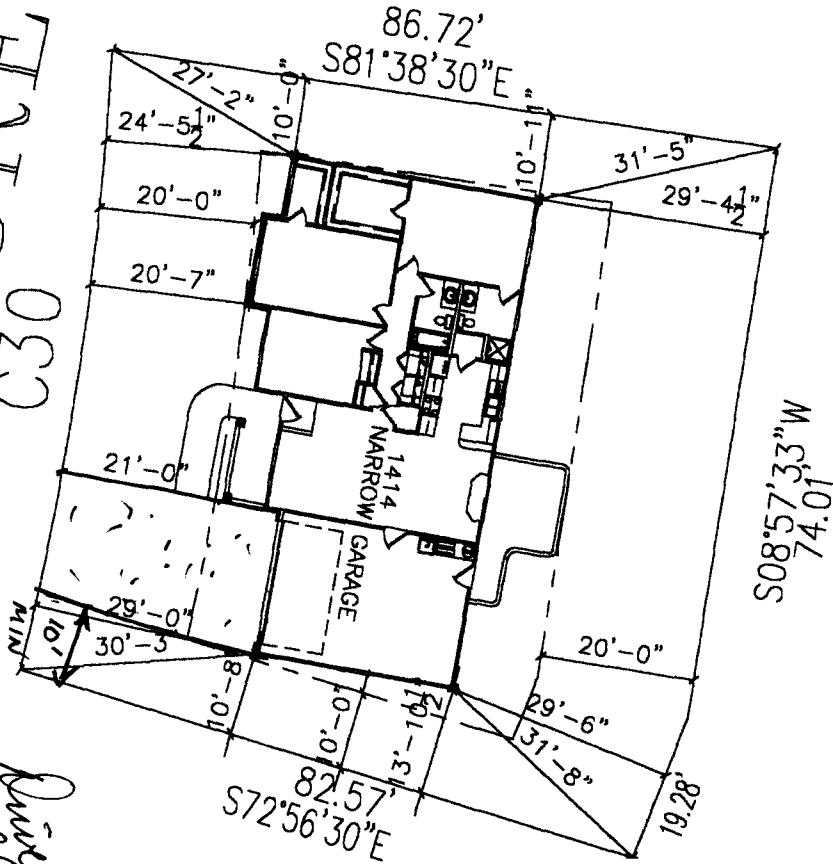
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

FALL VALLEY SUBDIVISION BLOCK 4, LOT 3 FILING 2

HUNTER CREEK
C30

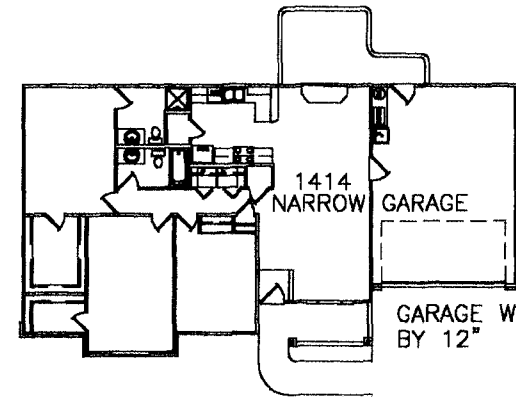
*Unit location OK.
Red Lines 7-29-98*



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.

See 9-28-98

638
1414 R



GARAGE WAS NARROWED
BY 12"

PLOT PLAN

ACCEPTED

NOTICE:
1. IT IS THE RESPONSIBILITY
AND DIMENSIONS PRIOR TO CONSTRUCTION.