

FEE \$ 10-  
 TCP \$ 1000  
 SIF \$ 292-



BLDG PERMIT NO. 67879

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

BLDG ADDRESS 640 Hunter Creek TAX SCHEDULE NO. 2945-034-61-002  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1401  
 FILING 2 BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS  
2555 2nd Road Fall Valley BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS GRAND JUNCTION, CO 81505  
 (1) TELEPHONE 241-9196 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO  
 (2) ADDRESS 2555 Fall Valley DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 248-9708 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 20-Garage from property line (PL) Parking Req'mt 2  
 or 15-house 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. Loch Date 11/23/98  
 Department Approval Antonia J. Castella Date 12.11.98  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. # 11812 TR 87820  
 Utility Accounting Chloe Date 12-11-98

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

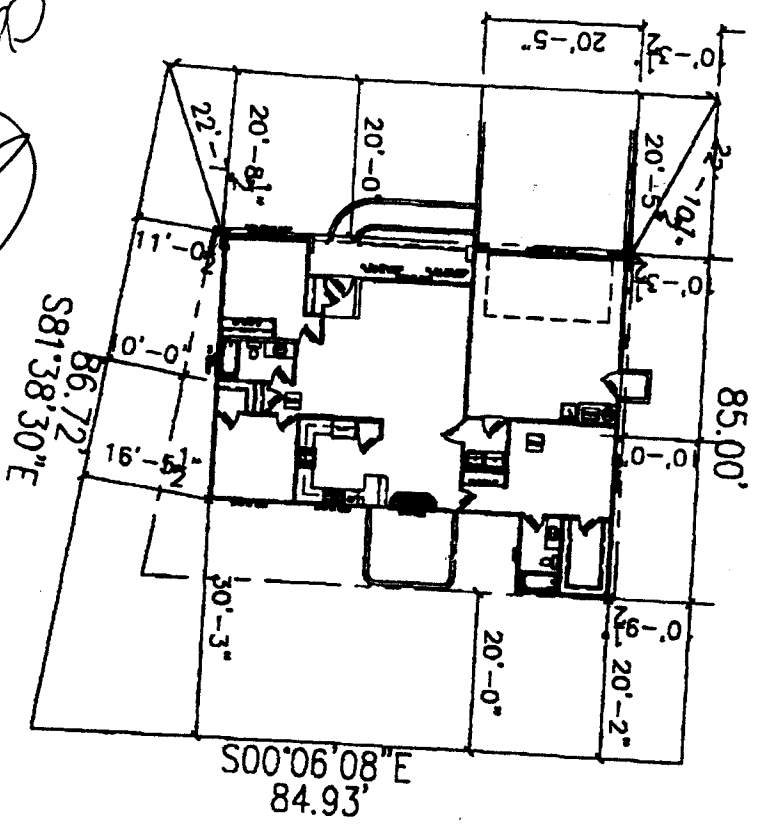
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# HUNTER CREEK

1. 1/4" = 10' SCALE  
 2. ALL DIMENSIONS ARE TO CENTER LINE UNLESS OTHERWISE NOTED

FALL VALLEY SUBDIVISION  
 BLOCK 4, LOT 2  
 FILING 2

640 HUNTER CK  
 1400 L



*OK*  
 11-17-98

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

ACCEPTED SLC 12-11-98  
 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 O.K.  
*W. Schubert* 12/2/98