

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 167625

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 630 Hunter Creek Dr. TAX SCHEDULE NO. 2995-034-61-604

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1401

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

(1) OWNER CASTLE INC. NO. OF DWELLING UNITS
2555 Fall Valley BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS GRAND JUNCTION, CO 81505

(1) TELEPHONE 291-9196 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 Ave. DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 298-0708

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 PF 2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 20 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 _____

CENSUS 19 TRAFFIC 10 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. Beck Date 11-9-98

Department Approval Linton L. Caldwell Date 11/18/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11767

Utility Accounting K. Duncan Date 11/18/98

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)

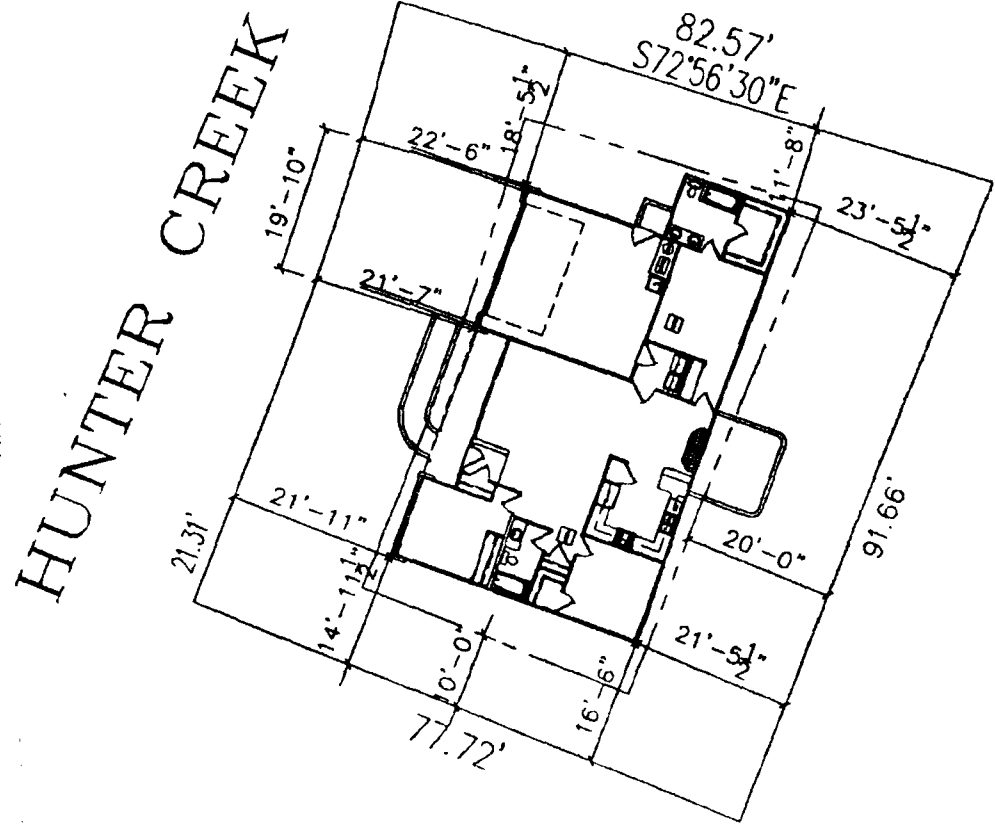
NOTICE
IT IS THE RESPONSIBILITY OF THE HOLDER OF THIS TO VERIFY DETAILS
AND CONDITIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION
BLOCK 4, LOT 4
FILING 2
636 HUNTER CK DR

1401 L

Traffic 19
CIVIL 10

ACCEPTED SCC 11.20.98
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



11-9-98

Done OK
Rick Harris
11-13-98

NOV-10-98 03:52 AM

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