

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 0641069

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 670 Kapota St TAX SCHEDULE NO. 2945-031-43-009  
 SUBDIVISION Valley Meadows East SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 FILING 3 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Ken Hildebrandt NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 670 Kapota NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 263-0073 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT David Costello DESCRIPTION OF WORK AND INTENDED USE: Inground  
 (2) ADDRESS 616 N. 1st. Swimming Pool  
 (2) TELEPHONE 241-8412

**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 2.93 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL Rear 3' from PL  
 Maximum Height 32'  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions \_\_\_\_\_  
 CENSUS 19 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 David Costello Date 3-16-98

Department Approval Antonia Costello Date 3-16-98

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

Utility Accounting Lidams Date 3-16-98

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

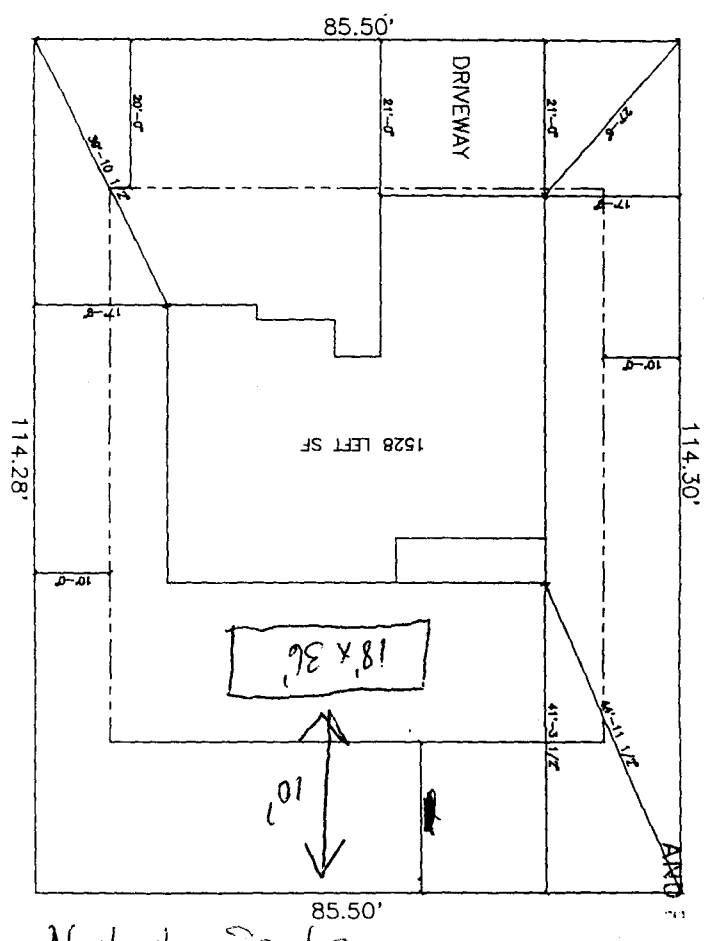
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CASTLE HOMES INC  
 VALLEY MEADOWS EAST - FILING NO. THREE

BLOCK 3  
 LOT 9

*670 Kapota*

KAPOTA STREET



Not to Scale

ACCEPTED SLC 3.16.98  
 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.

TRAVELWAY WIDTH

*O.K. Williams*  
*5/2/97*

1	APPROVED
2	
3	
4	
5	
6	
7	
8	
9	
10	

CAST HOMES

APPROVED
DATE
2-2-97
W.S.

SCALE N.T.S.