

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 103083

-302.-

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 625 Saffron Way TAX SCHEDULE NO. 2945-03A-00-126  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1665~~ 1409  
 FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER John Davis NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS P.O. POX 2861 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO  
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 556 25 Road \_\_\_\_\_  
 (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 15' house 20' garage 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. Ford Date 2-3-98  
 Department Approval [Signature] Date 2-3-98

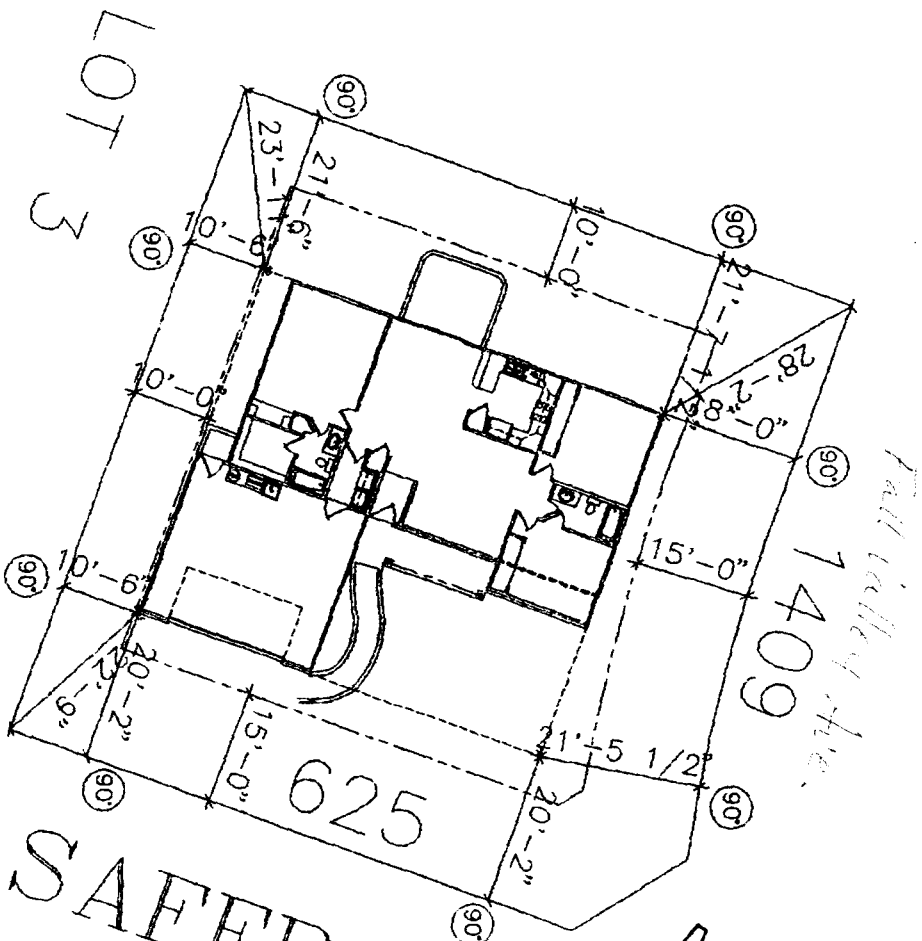
Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 10897  
 Utility Accounting [Signature] Date 2/3/98

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 3

## FILING 1



# APPROVED

**ACCEPTED** SLC 2.5.98  
 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.

DRIVENWAY LOCATION  
 O.K. K. Ashbeck  
 1/27/98

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