

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



BLDG PERMIT NO. 62156

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 633 SILVER CAY DR TAX SCHEDULE NO. 2945-03A-00-126
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860
 FILING 1 BLK 5 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. BOX 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: SFR
 (2) ADDRESS 566 25 ROAD
 (2) TELEPHONE 248-9708

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' garage 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' Can't overhang in easements
 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 Hoff Date 1-15-98

Department Approval Kathy Valdez Date 1-15-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10858

Utility Accounting at hand Date 1-15-98

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)

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



BLDG PERMIT NO. 62156

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

\$

BLDG ADDRESS 633 SILVER CAY DR. TAX SCHEDULE NO. 2945-034-00-126

SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860

FILING 1 BLK 5 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. BOX 2861

(1) TELEPHONE 243 2308 NO. OF BLDGS ON PARCEL
 BEFORE: - AFTER: - THIS CONSTRUCTION

(2) APPLICANT CASTLE HOMES, INC. USE OF EXISTING BLDGS NO

(2) ADDRESS 566 25 ROAD DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 248-9108

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' garage 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' Can't attach in easements

CENSUS 10 TRAFFIC 19 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 Lopez Date 1-15-98

Department Approval Kathy Valdez Date 1-15-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10858

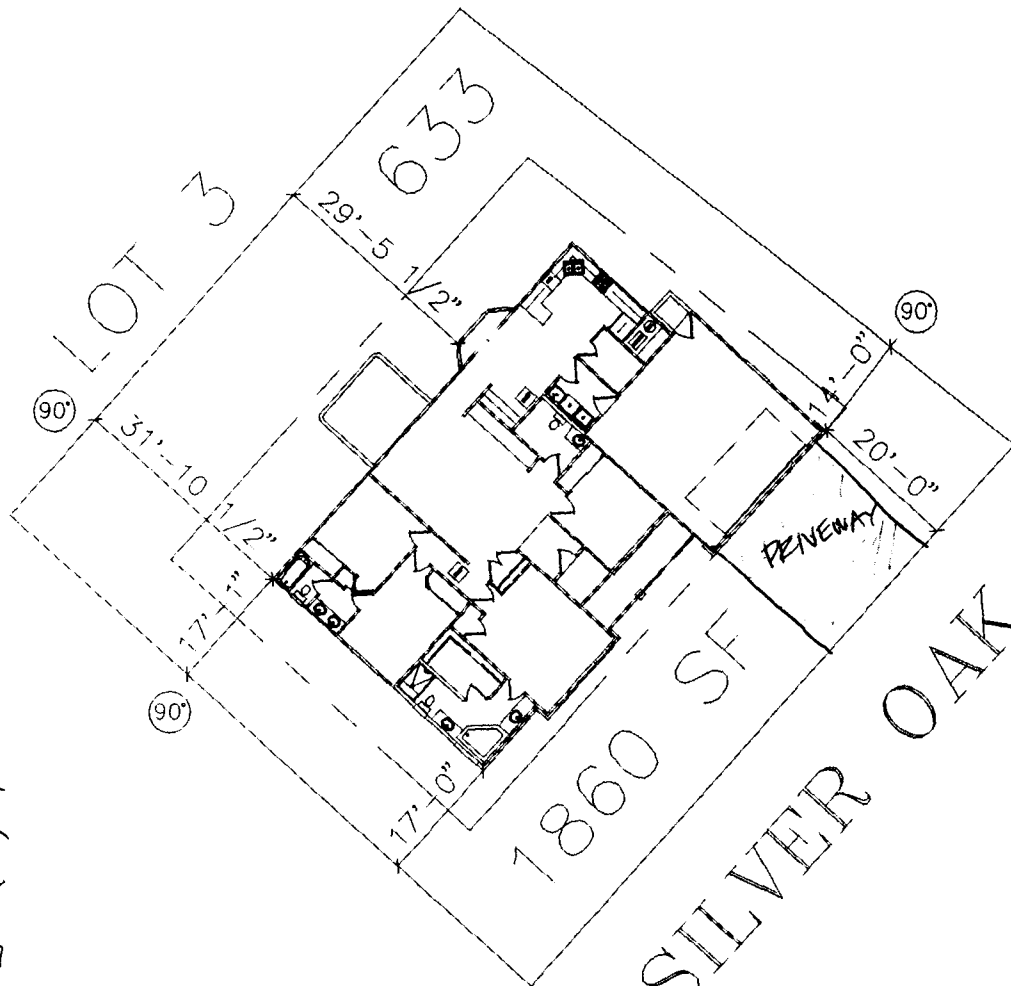
Utility Accounting at hand Date 1-15-98

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 5, LOT 3 FILING 1



ACCEPTED *XV* 1-15-98
 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.

PLOT PLAN

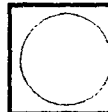
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

*DRIVEWAY LOCATION O.K.
 re checked 1/14/98*

SILVER OAK DRIVE APPROVED

REV	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	

AUTODRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-4742



GASTLE HOMES INC
 F.V. PLOT PLANS

DRAWN BY
 AUTODRAFT
 FV-MON/DWG
 10-3-97
 1/8" = 1'-0"
 SHEET 1