

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

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

BLDG PERMIT NO. 74127



Your Bridge to a Better Community

BLDG ADDRESS 634 Hunter Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 15431570
 TAX SCHEDULE NO. 2945-034-01-005 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Fall Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 15431570
 FILING 2 BLK 4 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Castle, Inc.
 2520 F-1/2 Road
 (1) ADDRESS Grand Junction, CO 81505
 (1) TELEPHONE 241-9196 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT Castle, Inc. DESCRIPTION OF WORK & INTENDED USE SFR
 2520 F-1/2 Road
 (2) ADDRESS Grand Junction, CO 81505 TYPE OF HOME PROPOSED:
 (2) TELEPHONE _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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' / 20' for garage from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 10 TRAFFIC 19 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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. Joch Date 2-21-00
 Department Approval [Signature] Date 3-6-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O NO <u>12904</u>
Utility Accounting	<u>[Signature]</u>	Date	

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)