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BLDG PERMIT NO. 102492

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

BLDG ADDRESS 2557 Fall Valley Ave TAX SCHEDULE NO. 2945-03400-126
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1200~~ 10x20
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Castle Homes, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) ADDRESS 556 25 Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 248-9708 USE OF EXISTING BLDGS yes 0
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 556 25 Road Trailer/office (temporary)
 (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' from property line (PL) or — from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL
 Maximum Height —
 Parking Req't 2
 Special Conditions Temp sales office to be removed when house is applied for.
 CENSUS 0 TRAFFIC — ANNEX# —

PAID OCT 17 1997

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 10/17/97
 Department Approval Ronnie Edwards Date 10/17/97

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 10632
 Utility Accounting Off Call Date 10/17/97

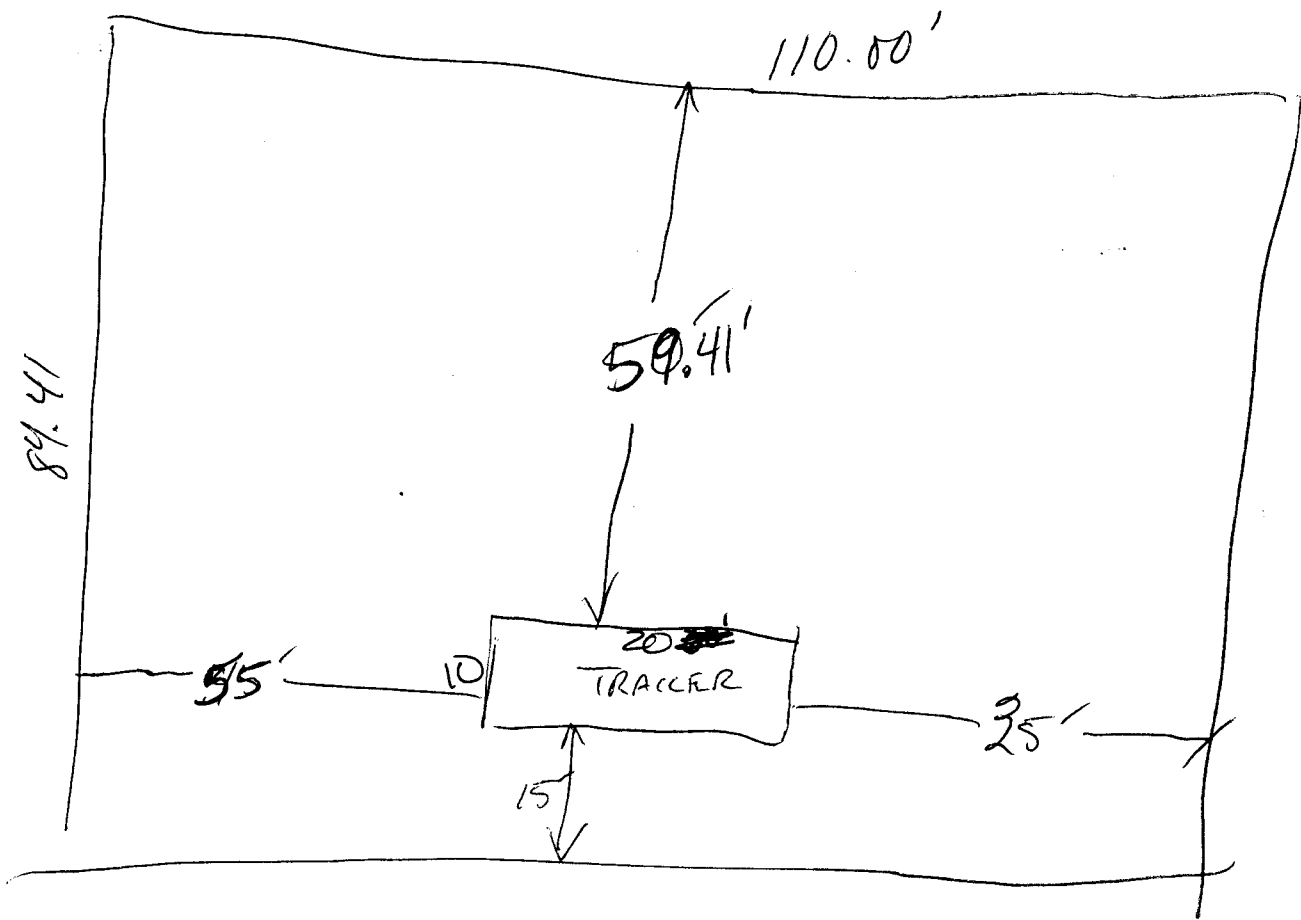
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CASTLE HOMES, INC.

556 25 Road
Grand Junction, CO 81505
970/248-9708
Fax 970/248-9707

ACCEPTED *Ronnie* 10/17/97
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.



2557 Fall Valley Ave