

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 63314

✓

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 631 SILVER OAK DR TAX SCHEDULE NO. 2945-034-00-126 ⁴⁹⁻⁰⁰²

SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648

FILING 1 BLK 5 LOT 2 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: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO

(2) APPLICANT CASTLE HOMES DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 556 25 ROAD SFR

(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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2.9 Maximum coverage of lot by structures _____
Garage front is 20'

SETBACKS: Front 15' 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'

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 D. Roth Date 12/15/97
 Department Approval Bill N... Date 12-17-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10770
 Utility Accounting attn: [signature] Date 12-17-97

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)

REVISIONS
1
2
3
4
5
6
7
8

CONSTRUCTION AND DRAFTING
 GRAND JUNCTION, CO (970) 241-8782
Waco
 DRAFT

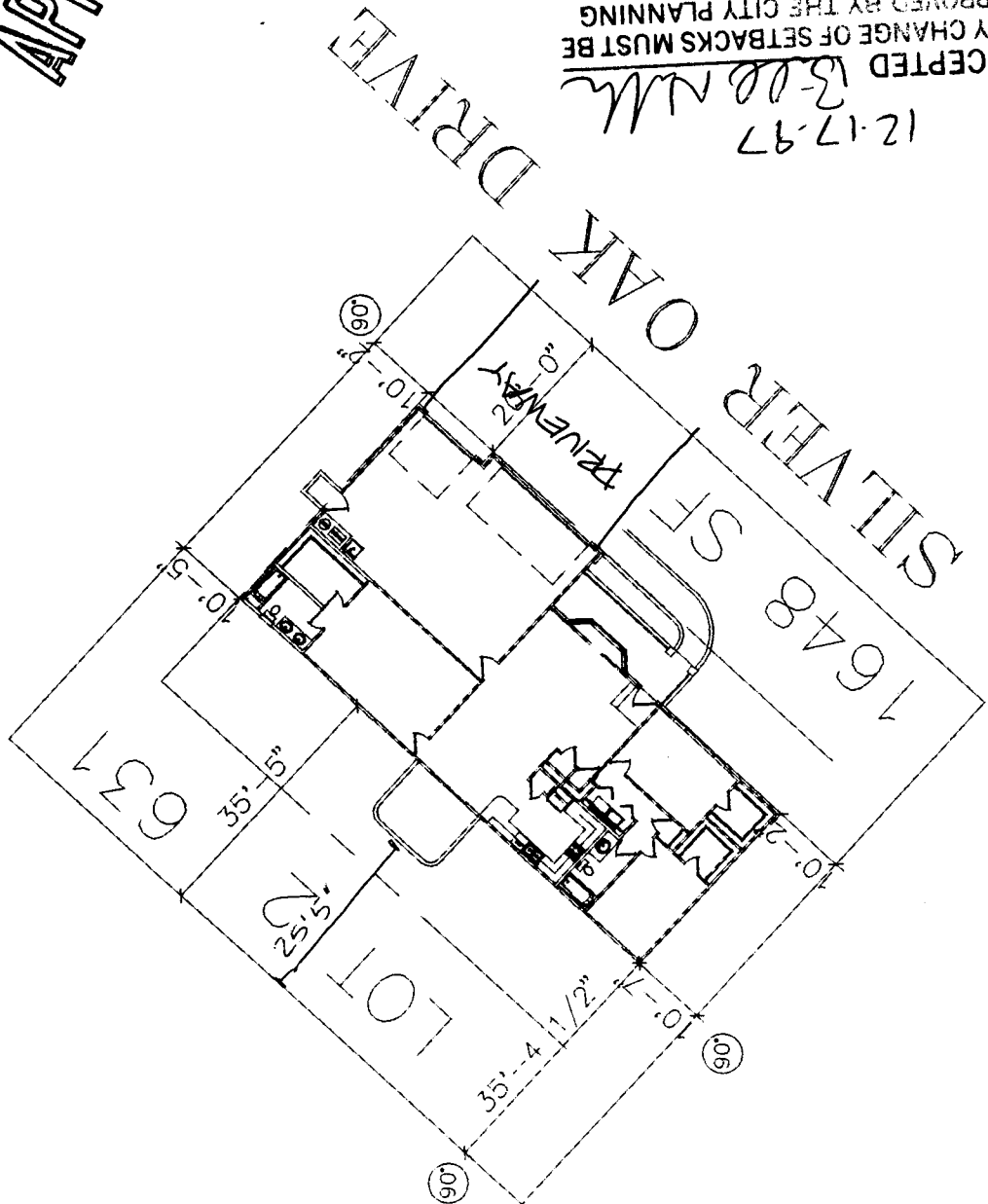
CASTLE HOMES INC
 F.V. PLOT PLANS

PROJECT
 AUTOCAD
 PLOT DATE
 10-3-97
 1/8" = 1'-0"
 SHEET 1

FALL VALLEY SUBDIVISION
 BLOCK 5, LOT 2
 FILING 1

APPROVED

ACCEPTED 12-17-97
B. B. N. M.
 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)

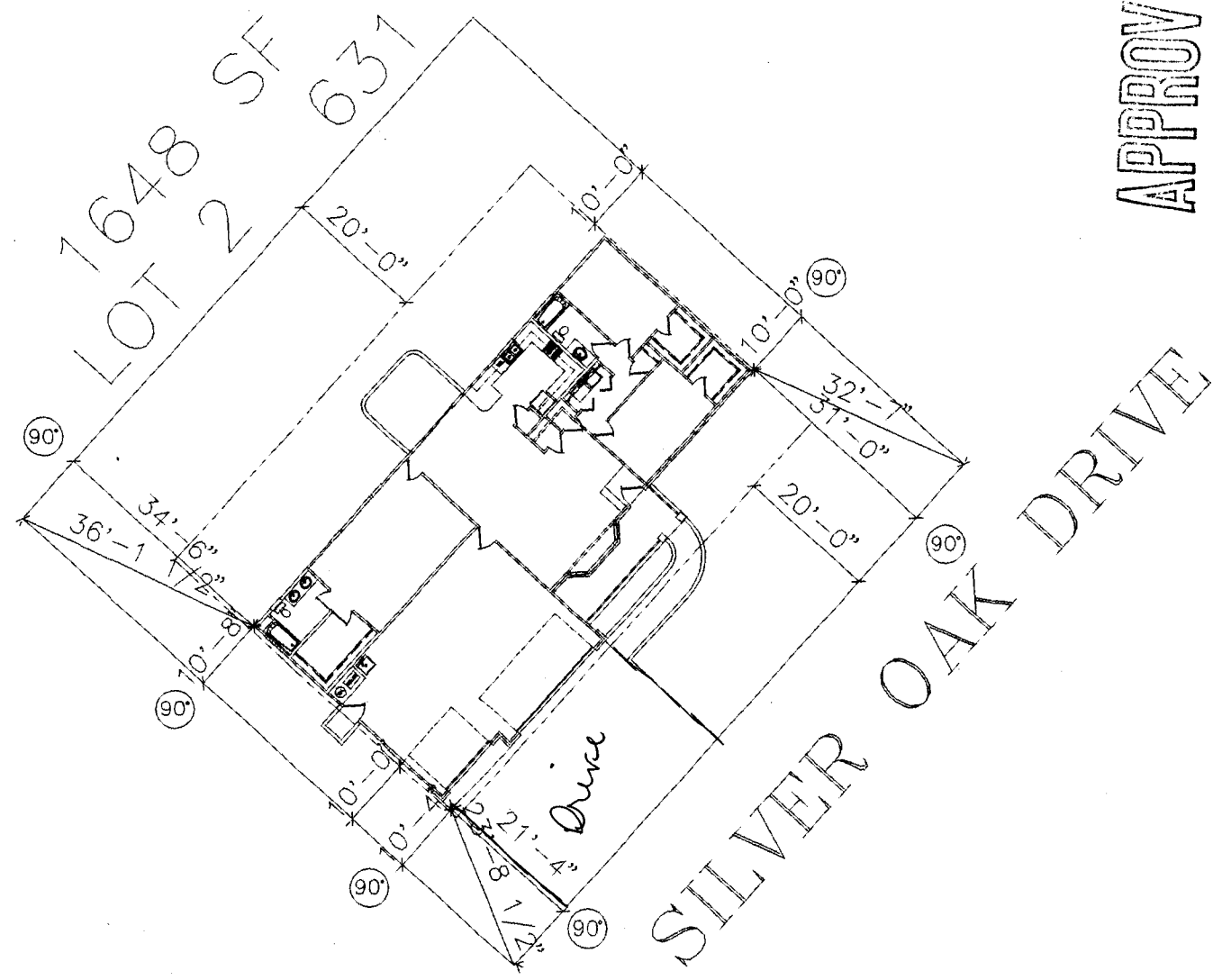
DRIVEWAY LOCATION
 O.K.
cc Ashbede
 12/16/97

NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

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 2 FILING 1

ACCEPTED *X. Valley* 1-26-98
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)

APPROVED

DRIVEWAY LOCATION OK.
RE DESIGNED 1/26/98