

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 67501

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 633 Clearwater Ct. TAX SCHEDULE NO. 2945-034-58-004

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409

FILING 2* BLK 1 LOT *4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2555 Fall Valley Ave.
Grand Junction, CO 81505

(1) TELEPHONE 241-9196 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO

(2) ADDRESS 2555 Fall Valley Av. DESCRIPTION OF WORK AND INTENDED USE: _____

(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' - Front from property line (PL) Parking Req'mt 2
 or 20' - garage from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC A 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. York Date 10/26/98

Department Approval Santa J. Costello Date 11.13.98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11252

Utility Accounting Tracy Shupe Date 11/13/98

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)

BY THE AUTHORITY OF THE BOARD OF SUPERVISORS
COUNTY OF CALIFORNIA

FALL VALLEY SUBDIVISION
BLOCK 1, LOT 4
FILING 2
633 CLEARWATER CT

1409 R

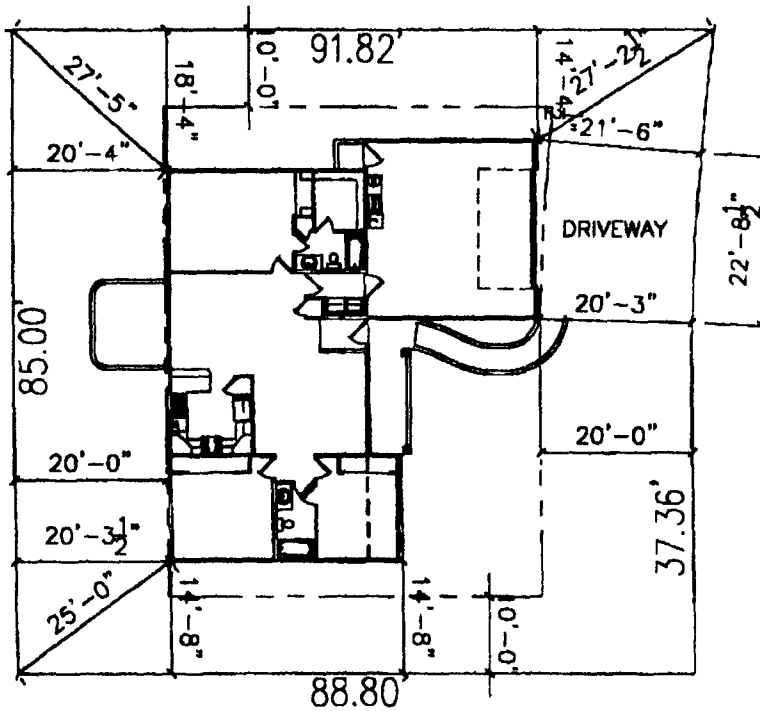
RECEIVED

OCT 26 1998

BY:

ACCEPTED *SLC 11.13.98*
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.

*Review OK
Dick Davis
10-29-98*



CLEARWATER CT

*F
10-26-98*