

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 67626

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 637 Clearwater Ct. TAX SCHEDULE NO. 2945-034-58-006

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1721

FILING 2 BLK 1 LOT 6 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. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-9196 USE OF EXISTING BLDGS NO

(2) APPLICANT Castle Homes Inc DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS 2555 Fall Valley Ave.

(2) TELEPHONE 248-91708

**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 \_\_\_\_\_

SETBACKS: Front 20' - garage from property line (PL) Parking Req'mt 2  
or 15' - house from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' 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 D. Koch Date 11-9-98

Department Approval Antonia J. Costello Date 11-23-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11779

Utility Accounting K. Duran Date 11/23/98

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

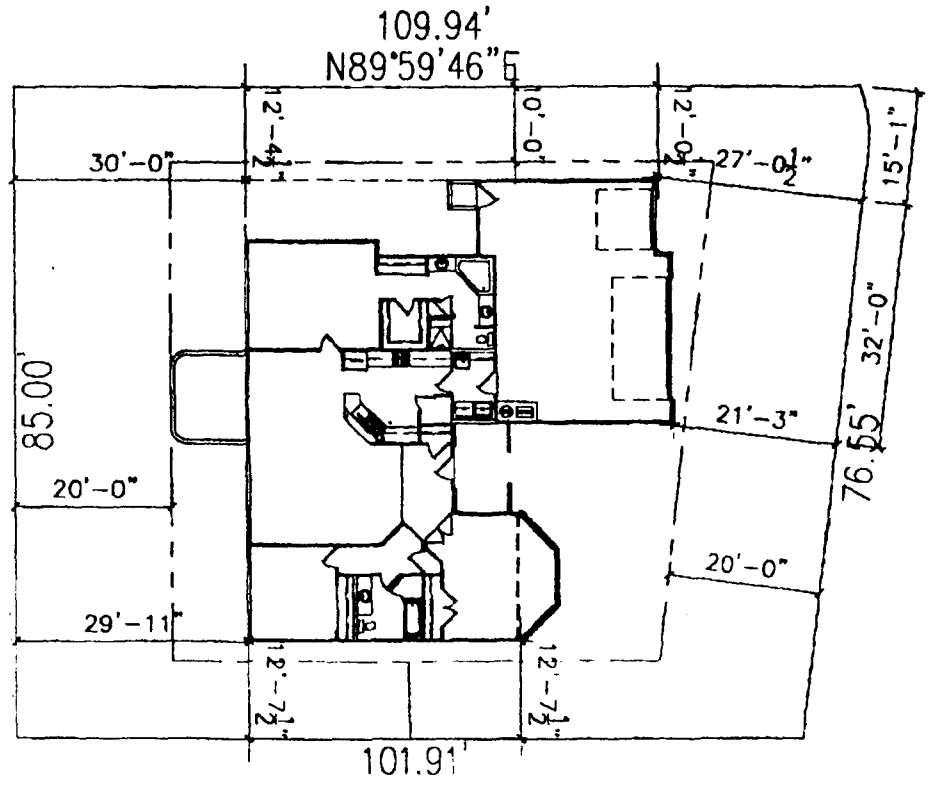
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOT TO SCALE  
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL  
AND INSURE THE PROPER CONSTRUCTION.

# FALL VALLEY SUBDIVISION BLOCK 1, LOT 6 FILING 2

1721 R

ACCEPTED *SL 11-23-98*  
ANY CHANGE OF LOTS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE BUILDER'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



CLEARWATER CT

*Done OK*  
*Richard Davis*  
*11-13-98*

*[Signature]*  
*11-9-98*