

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 66815

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 639 Clearwater Ct. TAX SCHEDULE NO. 2945-034-50-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665

FILING 2 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 856 25 ROAD

(1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT owner USE OF EXISTING BLDGS NO

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ 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 to garage 20 to house 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 _____

CENSUS 19 TRAFFIC 10 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 Melamed Hosh Date 11-20-98

Department Approval Antonia J. Costello Date 11-20-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11775

Utility Accounting Jeanne Shaper Date 11/20/98

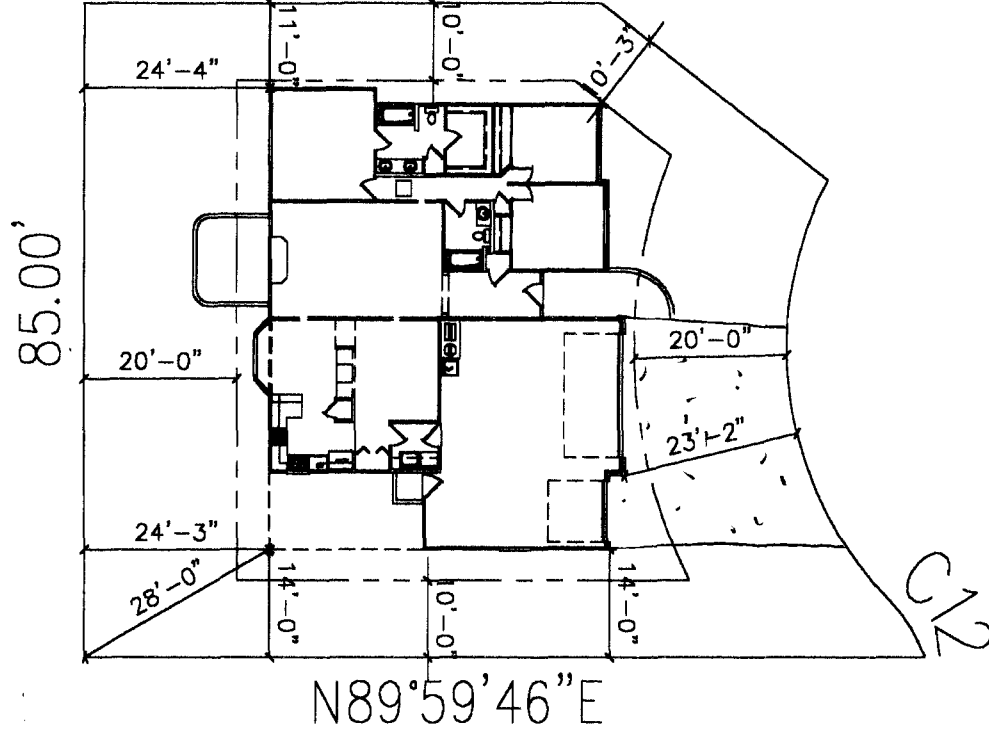
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

OF THE BUILDER OR OWNER TO VERIFY DETAILS TO CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 1, LOT 7 FILING 2

67.64'
N89°59'46"E



ACCEPTED 2/11/20/98
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.

CLEARWATER COURT

Div location OK
bet Doris
7-29-98

639
1665

REMOVED

