

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 00243

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 640 Clearwater Ct TAX SCHEDULE NO. Z945-034-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1562
 FILING 2 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
556 25 ROAD
 (1) ADDRESS GRAND JUNCTION, CO 81505
 (1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS NONE
 (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' ^{20'-garage} from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 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).

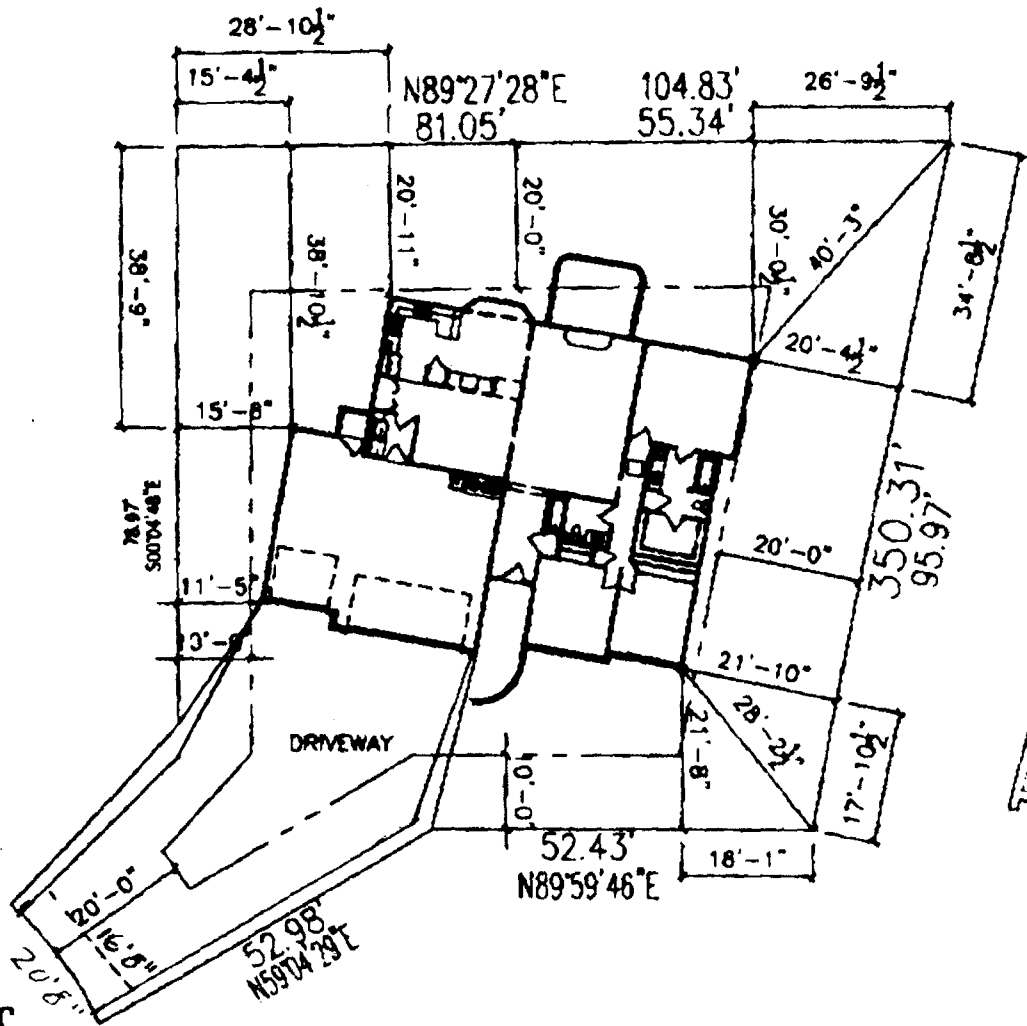
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melanie D. Herch Date 9/25/98
 Department Approval Antonia Castello Date 9-25-98
 Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11613
 Utility Accounting [Signature] Date 9/25/98

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)

FALL VALLEY SUBDIVISION
 BLOCK 1, LOT 10
 FILING 2
 640 CLEARWATER CT - 1665L



Drive same as previous site plan

ACCEPTED SL 9.25-98
 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.

APPROVED

CLEARWATER CT

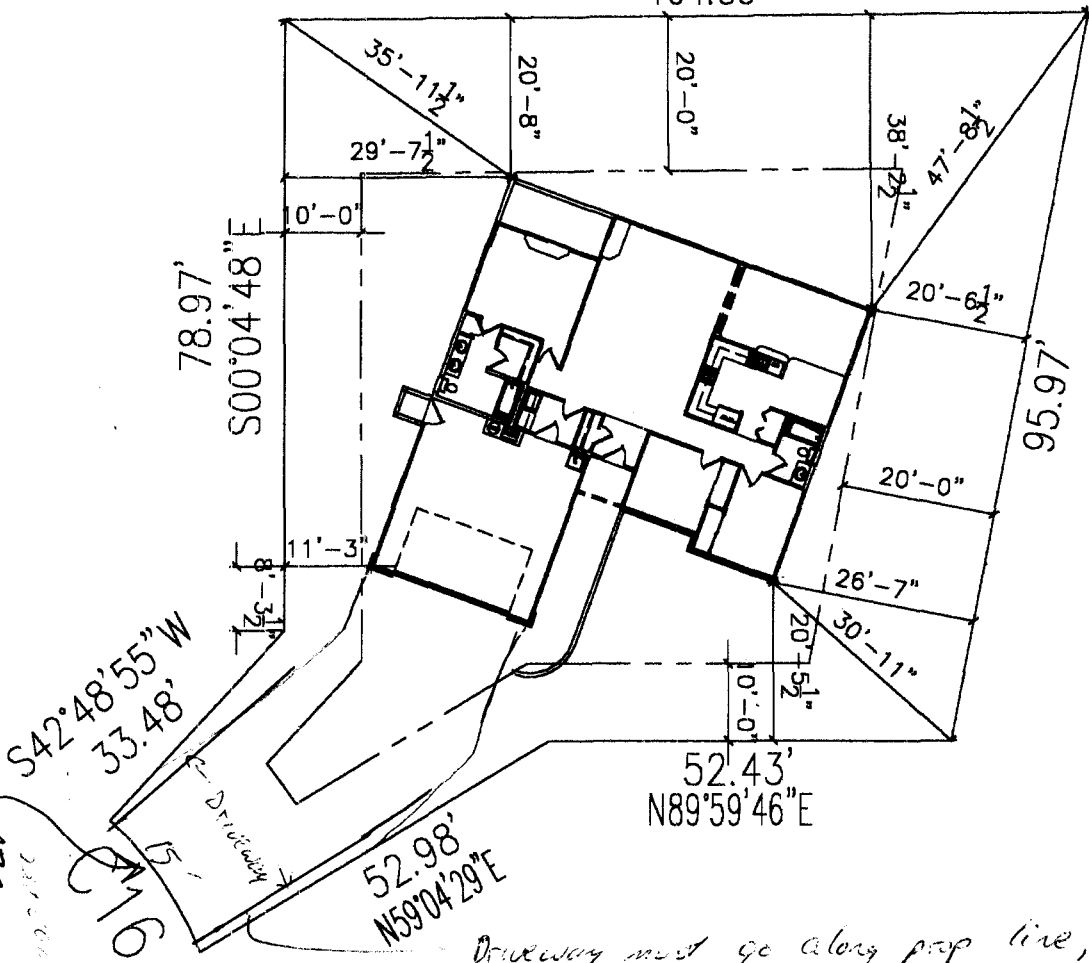
Sep-23-98 23:16:39 MM

P.02
 F.01

VERIFY THE BUILDING OR OWNER TO VERIFY DETAILS
BEFORE CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 1, LOT 10 FILING 2

N89°27'28"E
104.83'



640
1562 L

APPROVED

Driveway must go along prop line, or no
access to this property

LEARNWATER COURT

*PROVIDED AT LEAST 2' SETBACK
FROM R. TO DRIVE ON EACH SIDE.
Driveway location approved.
Rich Rowin
8-5-98*