FEE $ _10⁰⁰_
TCP $ _θ_
SIF $ _292⁰⁰_

BLDG PERMIT NO. _l⁰44l⁰3_

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS _2557 FALL VALLEY AVE._ TAX SCHEDULE NO. _2945-034-45-002_

SUBDIVISION _FALL VALLEY SUB._   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _1856_

FILING _1_ BLK _1_ LOT _2_   SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER _CASTLE HOMES, INC._

NO. OF DWELLING UNITS
BEFORE: _O_ AFTER: _1_ THIS CONSTRUCTION

(1) ADDRESS _556 25 ROAD_

(1) TELEPHONE _248-9708_

NO. OF BLDGS ON PARCEL
BEFORE: _—_ AFTER: _—_ THIS CONSTRUCTION

(2) APPLICANT _OWNER_   USE OF EXISTING BLDGS _NO_

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

(2) TELEPHONE _____

REQUIRED: One plot plan, on 8 ½" 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_
Garage. 20'
SETBACKS: Front _15'_ from property line (PL)
or _—_ from center of ROW, whichever is greater

Side _10'_ from PL   Rear _20'_ from PL

Maximum Height _32'_

Maximum coverage of lot by structures _____

Parking Req'mt _2_

Special Conditions _____

_____

CENSUS _10_ TRAFFIC _19_ ANNX#

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 _3-23-98_

Department Approval _Anita J. Costello_   Date _3-26-98_

Additional water and/or sewer tap fee(s) are required: YES _✓_ NO _____ W/O No. _10632_

Utility Accounting _J. Adams_   Date _3-26-98_

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)*

REVISIONS
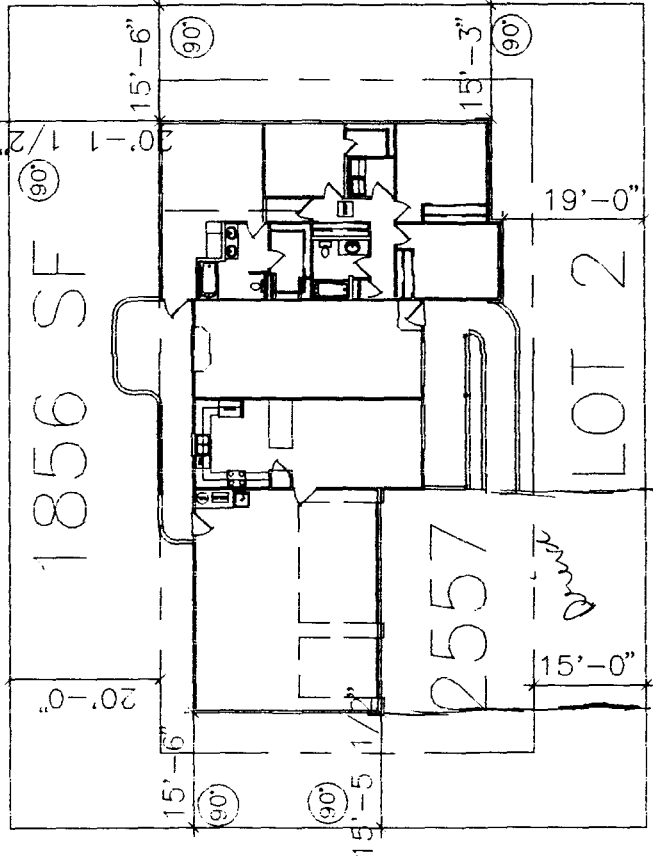
AutoDRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO   (970) 741-6782

CASTLE HOMES INC
F.V. PLOT PLANS

DRAWN BY
AUTODRAFT
FILE NAME
FV-INDIV.DWG
DWG
10-3-97
SCALE
1/8" = 1'-0"
SHEET 1

FALL VALLEY SUBDIVISION
BLOCK 1, LOT 2
FILING 1

APPROVED

1856 SF

2557

LOT 2

15'-6"   90°
20'-1 1/2"   90°
15'-3"   90°
19'-0"
20'-0"
15'-6
15'-5 1/2
15'-0"
90°
90°

FALL VALLEY AVENUE

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

ACCEPTED SLC 3·26·98
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.

DRIVEWAY
LOCATION O.K.
3/24/98

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