

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. U4366

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2558 Fall Valley Ave TAX SCHEDULE NO. 2945-034-47-002
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1414
 FILING 1 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Castle Homes, Inc. NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 6506 25 Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 248-9708 USE OF EXISTING BLDGS —
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS /
 (2) TELEPHONE /

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 —
20' garage
 SETBACKS: Front 15' 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 cannot overhang into easement
 Maximum Height 32'
 CENSUS — TRAFFIC — 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. Horn Date 3-18-98

Department Approval K. Valdez per RE Date 3-24-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11089

Utility Accounting CM Cole Date 3/24/98

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)

