FEE\$	10.
TCP \$	
SIF \$	292-



BLDG PERMIT NO. U4344

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)

## **Community Development Department**

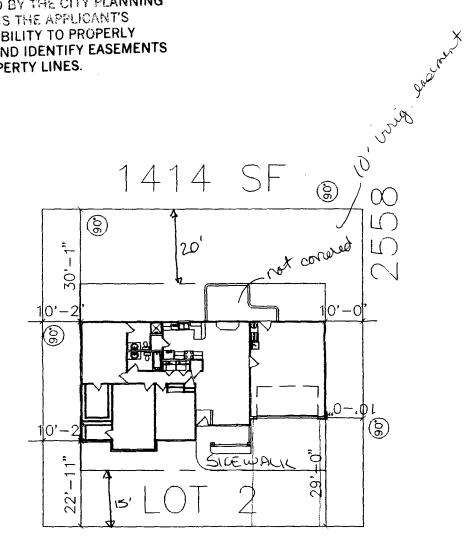
BLDG ADDRESS 25,58 Fall Valley Ne	TAX SCHEDULE NO. 2945-034-47-002		
SUBDIVISION FAIL VAILEY	TAX SCHEDULE NO. 2945-034-47-002  SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1414		
FILING BLK 3 LOT 2	SQ. FT. OF EXISTING BLDG(S)		
O OWNER Castle Howes, Inc.	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION		
(1) ADDRESS 150 25 PURC	NO OF BLOGS ON PARCEL		
(1) TELEPHONE 248-9708	NO. OF BLDGS ON PARCEL BEFORE: THIS CONSTRUCTION		
(2) APPLICANT OUNCE	USE OF EXISTING BLDGS		
(2) ADDRESS	DESCRIPTION OF WORK AND INTENDED USE: SFF		
(2) TELEPHONE			
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.		
™ THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🐿		
ZONE PR-29	Maximum coverage of lot by structures		
ZONE PR-2.9  ZO' garage  SETBACKS: Front 15' housefrom property line (PL)	Nidaminan coverage of for by structures		
or from center of ROW, whichever is greater			
Side 10 from PL Rear 20 from F	Special Conditions Connet Overhage ut		
Maximum Height 32'	Lieners		
	CENSUS TRAFFIC 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 McCanic De Date 3-18-98			
Department Approval Y July Pur	$-(RE) \qquad \text{Date} \qquad 3.24-9.8$		
Additional water and/or sewer tap fee(s) are required: YESNO W/O No/O 9 9			
Utility Accounting	2/24/02		
VALUE FOR ON MONTHS FROM DATE OF ICCUANGE	Date		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (Section 9-3-2C Grand Junction Zoning & Development Code)		



ACCEPTED XV 3-24-98

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.

VALLEY SUBDIVISION BLOCK 3, LOT 2 FILING 1



FALL VALLEY AVENUE

TENEWAY LOCATION O.X. Ul Adhled 3/19/18

SOUE 1/8" = 1'-0" (EXCEPT WHERE NOTED)

I, IT IS THE RESPONSEILTY OF THE BULDER OF OWNER TO NATION DETAILS. AND DIABUSIONS, PHICH TO CONSTRUCTION.