

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



BLDG PERMIT NO. 63433

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 625 SILVER OAK TAX SCHEDULE NO. 2945-034-00-126
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665
 FILING 1 BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER JOHN DAVIS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO BOX 2861 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO
 (2) APPLICANT Castle Homes, Inc DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 556 25 Road
 (2) TELEPHONE 248-9708

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 20' - Garage front Parking Req'mt 2
15' from property line (PL) or — from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions —
 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 O'Leary Date 12/31/97
 Department Approval Santa Costello Date 1-6-98

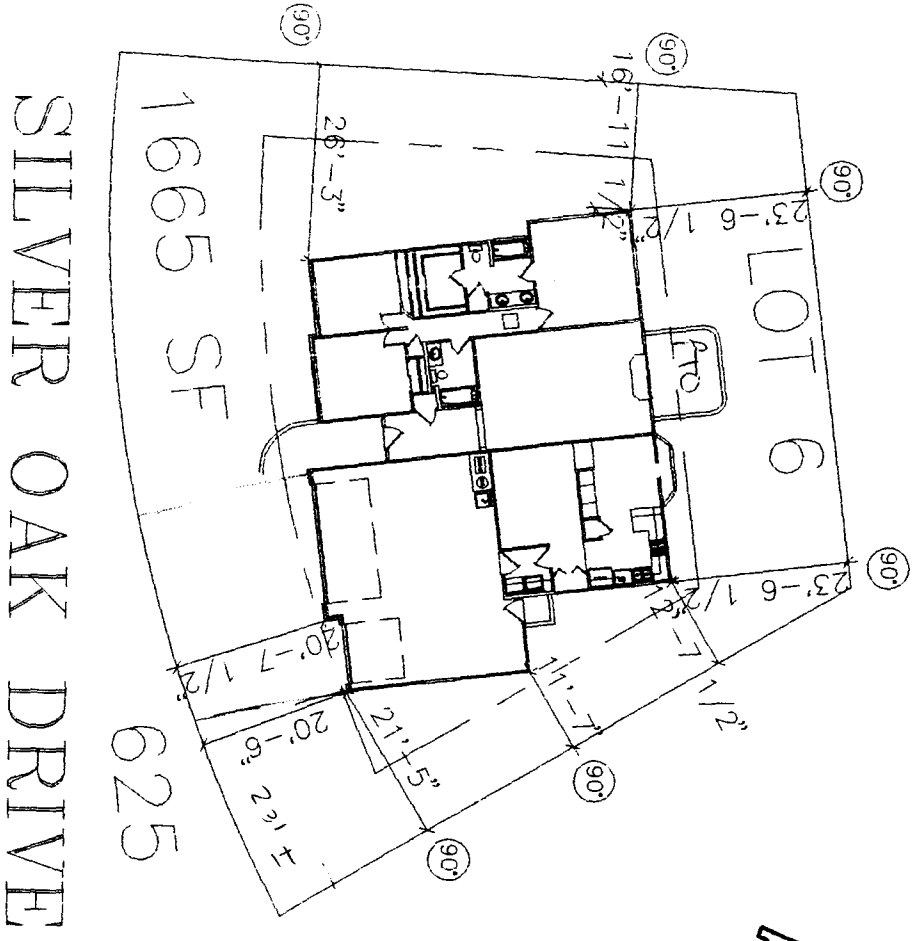
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10839 TR 84123
 Utility Accounting Richardson Date 1-6-98

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)

NOTE: I, T. R. IS THE RESPONSIBLE OF THE DESIGN OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION
 BLOCK 4, LOT 6
 FILING 1



1665 SF
 SILVER OAK DRIVE

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

ACCEPTED SLC 1-6-98
 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

220EWAY LOCATED OK.
 W. [Signature]
 1/2/98

DATE	BY
10-28-97	W. [Signature]
1/8" = 1'-0"	
SHEET 1	

CASTLE HOMES INC
 F.V. PLOT PLANS

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8782

REVISIONS
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