

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	297 <sup>00</sup>



BLDG PERMIT NO.	70258
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EX

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 629 Clearwater Ct TAX SCHEDULE NO. 2945-034-58-002  
~~8945-034-62-001~~

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1401

FILING BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER \_\_\_\_\_ NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Castle, Inc.  
2555 Fall Valley Ave.  
Grand Junction, CO 81505 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_

(2) APPLICANT Castle, Inc. USE OF EXISTING BLDGS NO  
2555 Fall Valley Ave.  
Grand Junction, CO 81505 DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE 241-9196

**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)  
 or — from center of ROW, whichever is greater Parking Req'mt 2

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 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, if applicable, 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. Stock Date 5/19/99

Department Approval Antonia Costello Date 5-28-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12246

Utility Accounting Dolbi Overholt Date 5/20/99

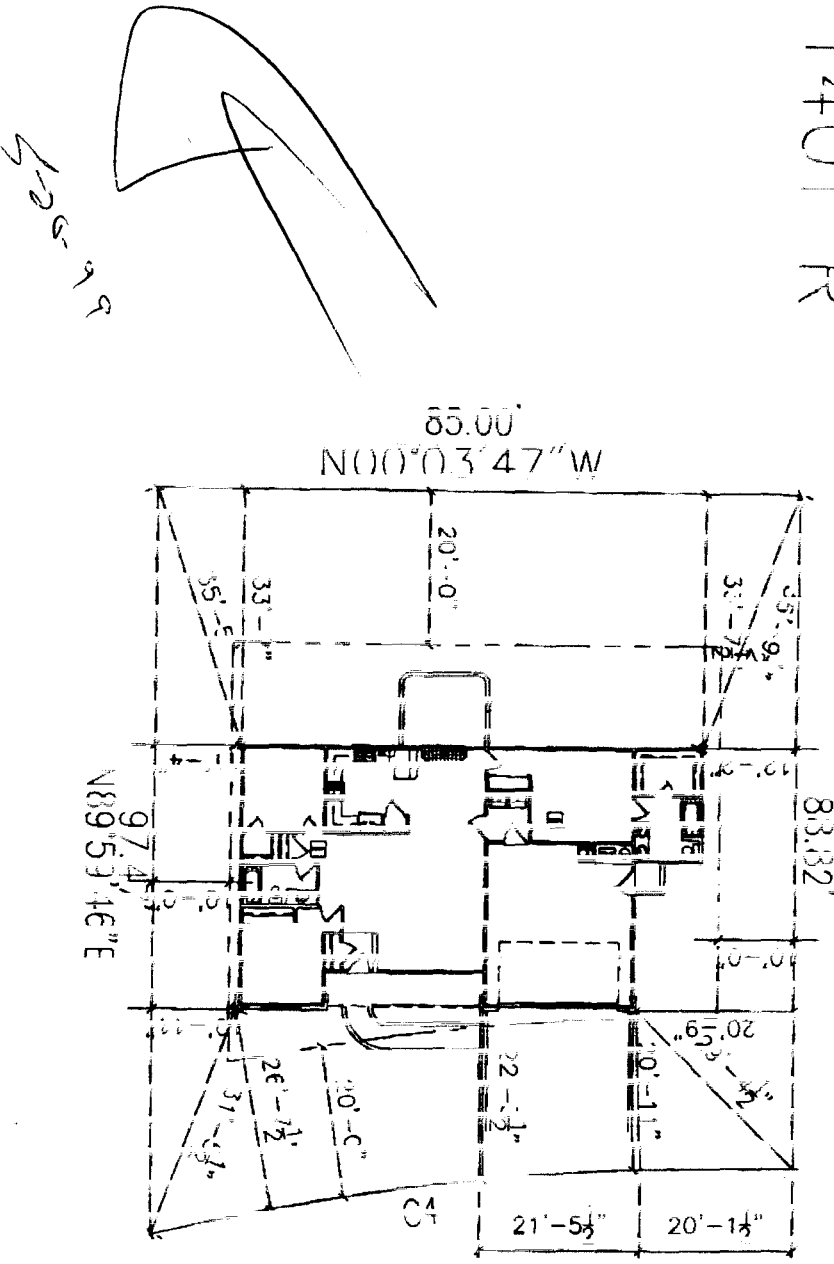
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

FALL VALLEY SUBDIVISION  
 BLOCK 1, LOT 2  
 FILING 2

1401 R



CLEARWATER COURT

ACCEPTED SUC 5-28-99  
 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.

*Drive OK  
 Truck Doors  
 5-24-99*

PLANNING  
 SCALE 1/8" = 1'-0" (AS NOTED)