

FEE \$	10
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO.	68393
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

④

BLDG ADDRESS 635 Clearwater Ct TAX SCHEDULE NO. 2945-034-58-005

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1691

FILING BLK 2 LOT 1 5 SQ. FT. OF EXISTING BLDG(S) —

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

(1) TELEPHONE 241-9196 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Castle, Inc. USE OF EXISTING BLDGS NO
 (2) ADDRESS 2555 Fall Valley Ave.
Grand Junction, CO 81505

(2) TELEPHONE 248-9708 DESCRIPTION OF WORK AND INTENDED USE: SFR

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 from property line (PL) Parking Req'mt _____
 or 15' from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC 19 ANNEX# _____

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. Hoch Date 1-20-99

Department Approval Gonnie Edwards Date 1-25-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11888

Utility Accounting Debi Overholt Date 1-25-99

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

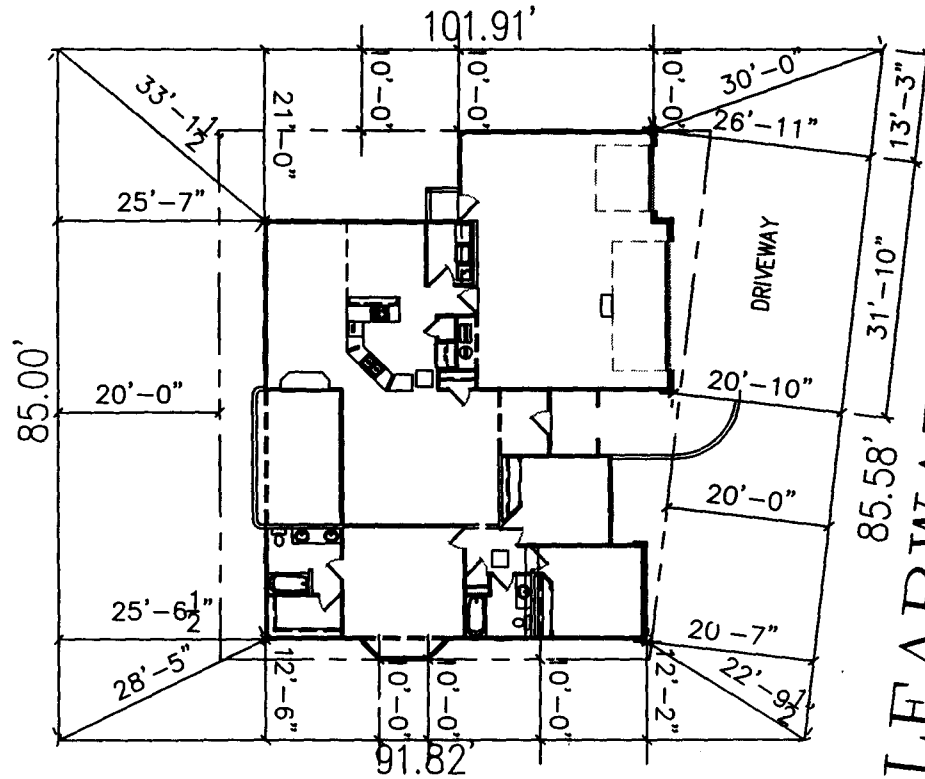
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

FALL VALLEY SUBDIVISION BLOCK 1, LOT 5

635 CLEARWATER CT 1691 R

FILING 2



CLEARWATER COURT

ACCEPTED *Gannett 1/25/99*
ANY CHANGE OF RECORD OR FIELD
APPROVED BY THE SURVEYOR
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

[Handwritten signature]
1-20-99

[Handwritten signature]
1-20-99

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