

FEE \$	n/c
TCP \$	n/c
SIF \$	n/c

BLDG PERMIT NO. 71591



EX

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2555 Fall Valley Av. TAX SCHEDULE NO. 2945-034-45-001

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

FILING/BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1648

(1) OWNER Castle Homes, Infinity Builders NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P.O. Box 30169

(1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT owner USE OF EXISTING BLDGS residential

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: convert

(2) TELEPHONE _____ sales office back to a garage

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

Side 10' from PL Rear 20' from PL Special Conditions no change to bldg. footprint

Maximum Height 32' CENSUS 4 TRAFFIC 10 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. Loch Date 8-10-99

Department Approval Pat Pat Date 8-10-99

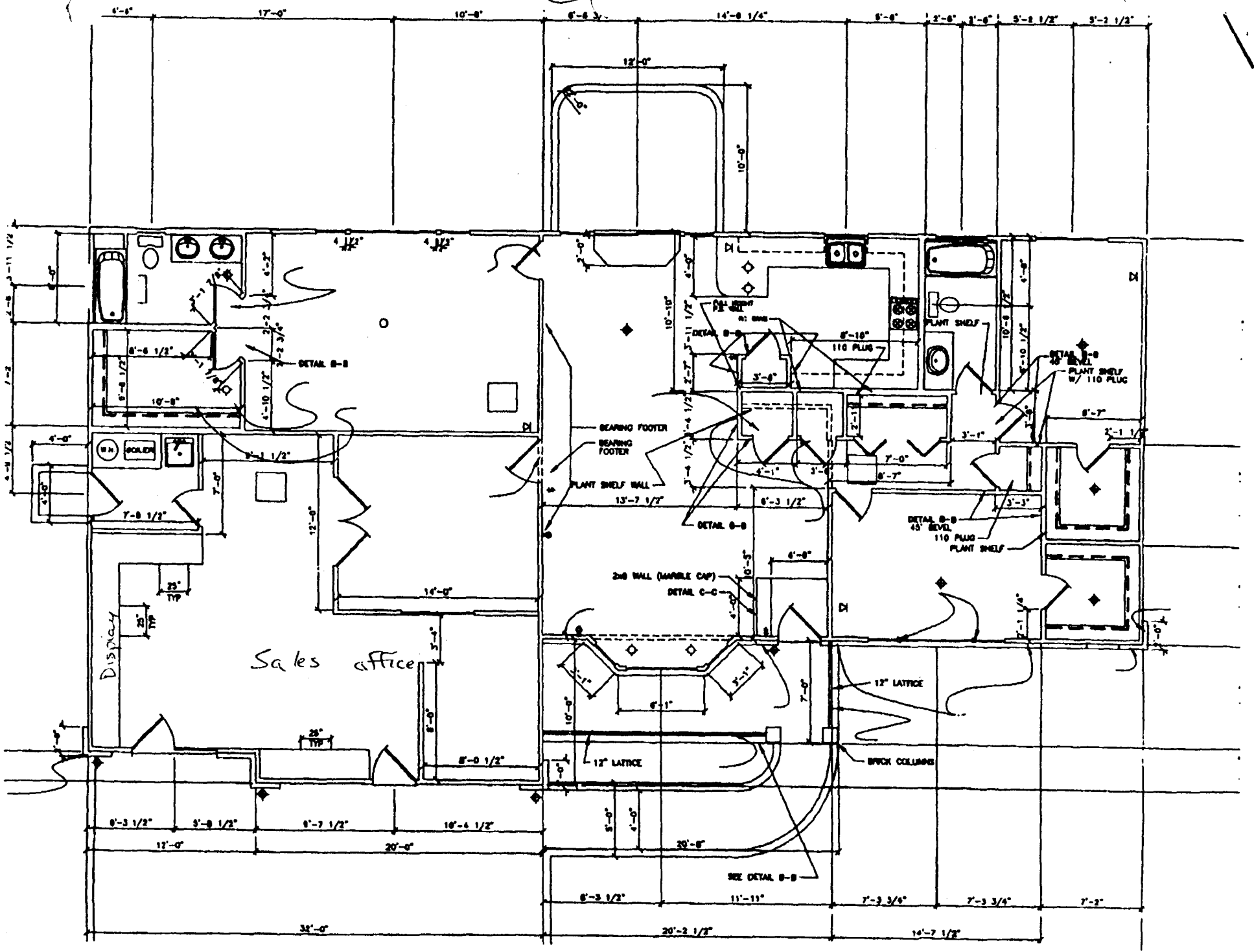
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting [Signature] Date 8/10/99

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

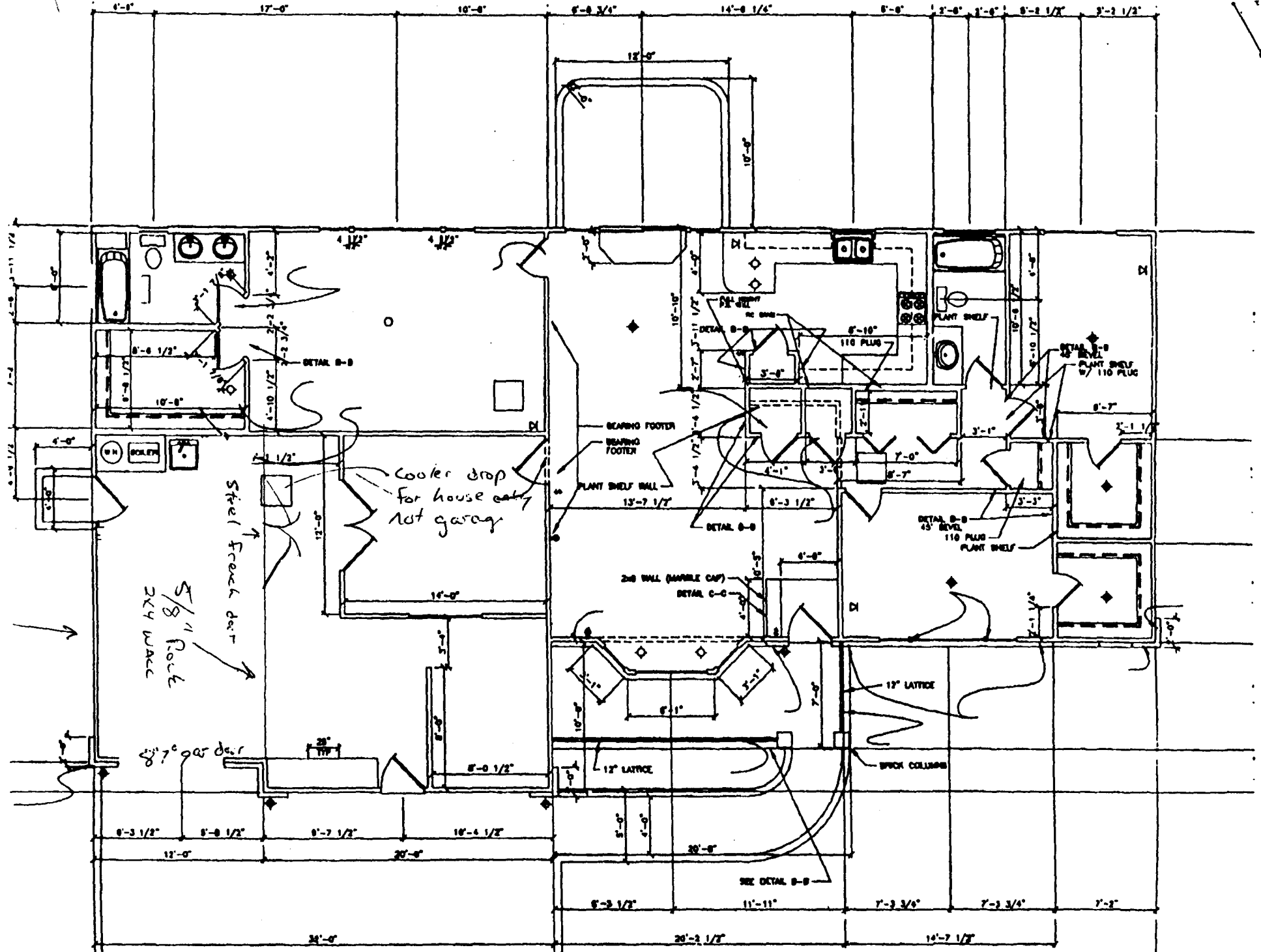
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Current Construction



2555 Fall Valley Ave.

PROPOSED N^o 2 Corst



Convert to SINGLE CAR GARAGE