

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 70587

EX

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

68-006

BLDG ADDRESS 631 Shadowood Ct. TAX SCHEDULE NO. 2945-034-~~62001~~

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1570

FILING BLK 3/2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Castle, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2555 Fall Valley Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 241-9196 USE OF EXISTING BLDGS —

(2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS _____

(2) TELEPHONE _____

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) Parking Req'mt _____
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 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 6/10/99

Department Approval Patricia Pruitt Date 6-21-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. W/O 12351

Utility Accounting Marshall Cole Date 6/21/99

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

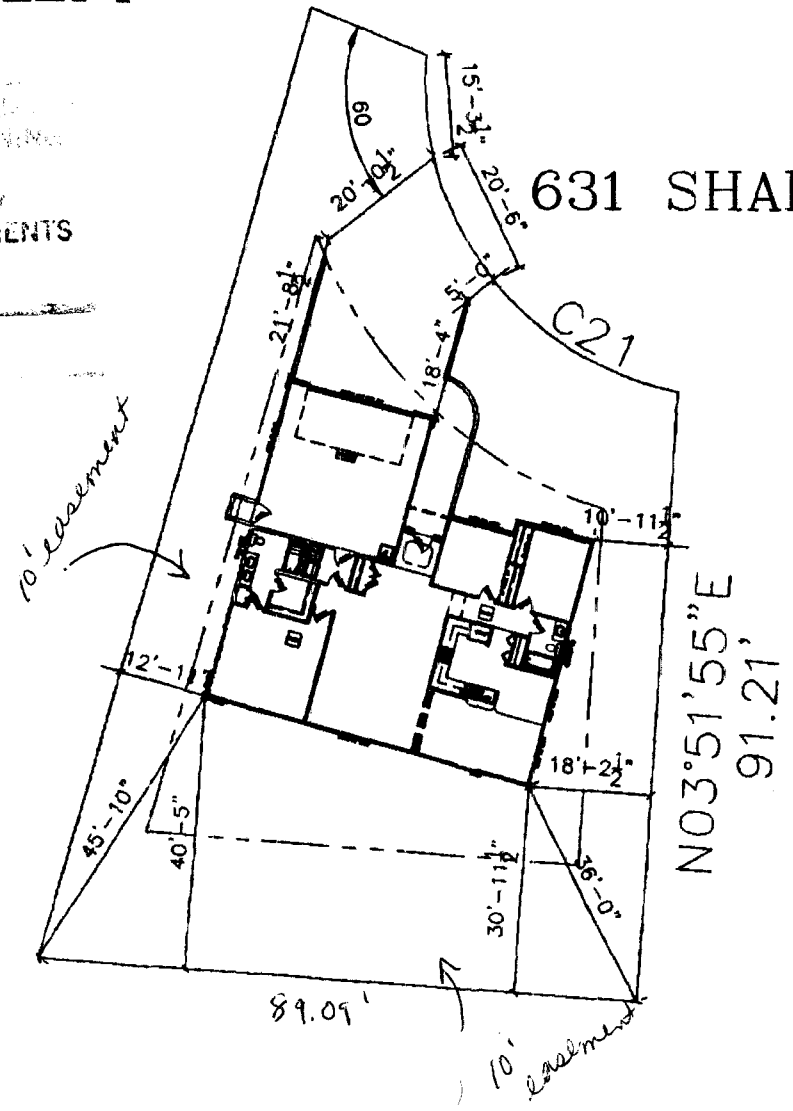
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1570 LEFT

FALL VALLEY SUBDIVISION
BLOCK 2, LOT 1
FILING 3

ACCEPTED *Bo*
AND DEED OF EJECTA'S MUST
BE FILED WITH THIS PLANNING
COMMISSION. THE PLANNING
COMMISSION SHALL BE RESPONSIBLE
TO DATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

631 SHADOWOOD CT



6/15/99
DRIVE O.K.
[Signature]