

FEE \$	10 -
TCP \$	—
SIF \$	292 -



BLDG PERMIT NO. 69638

9

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

BLDG ADDRESS 632 Shadowood Ct. TAX SCHEDULE NO. 2945-034-~~07001~~ <sup>68-009</sup>

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400

FILING<sup>3</sup>BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

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

(1) ADDRESS 2555 Fall Valley Ave. 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 DESCRIPTION OF WORK AND INTENDED USE: SFR

(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 20' GARAGE from property line (PL) Parking Req'mt 2  
or 5' HOUSE 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. Loch Date 4/15/99

Department Approval K. Valdes Date 4-27-99

Additional water and/or sewer tap fee(s) are required YES  NO  W/O No. 12145

Utility Accounting Debi Overholt Date 4/27/99

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:  
I, AS THE RESPONSIBILITY OF THE GRABER OR OWNER TO VERIFY DETAILS  
AND CONDITIONS PRIOR TO CONSTRUCTION.

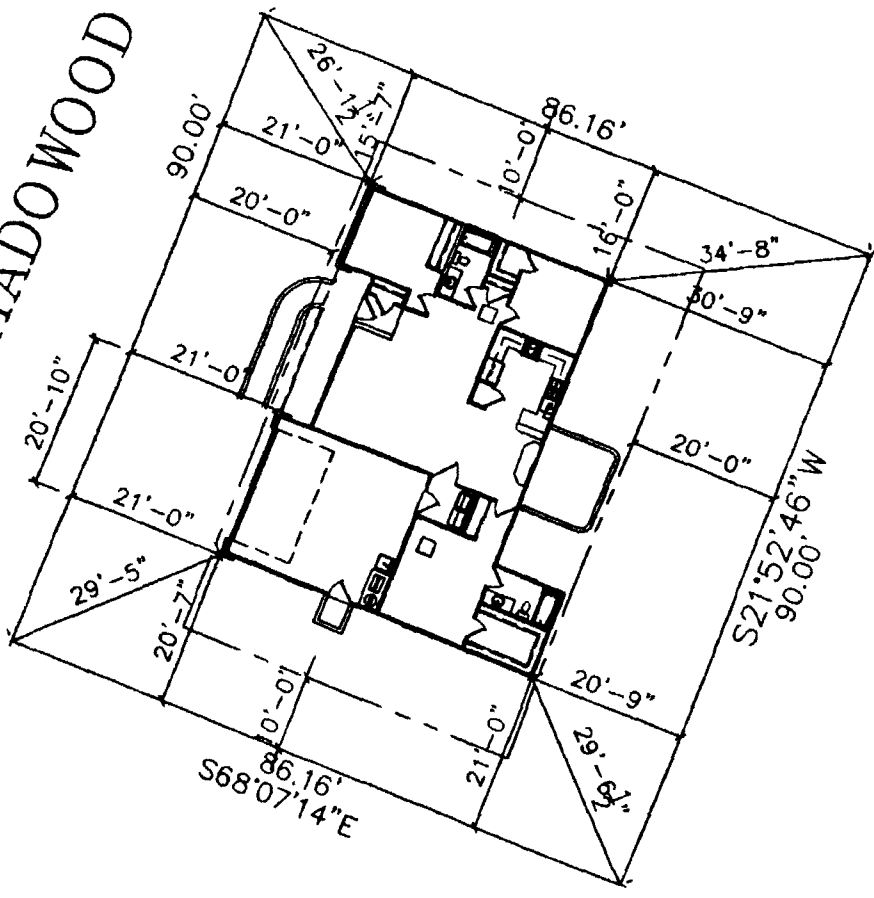
1400 RIGHT

FALL VALLEY SUBDIVISION  
BLOCK 3, LOT 1  
FILING 3

ACCEPTED BY THE BOARD OF SUPERVISORS  
AND PROJECT LINES.

632 SHADOWOOD CT  
APR 27 1999

*Project Approved  
4-15-99*



*P*  
4-15-99