

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 69386

(Handwritten initials)

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

BLDG ADDRESS 63A Shadowood Ct TAX SCHEDULE NO. 2945-034-~~62-001~~ 68-010 ?

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648

3 FILING BLK 3 LOT 2 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 _____

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 PR2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 15'-20' for 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 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 Mecanie D. Hoch Date 3/29/99

Department Approval Ronnie Edwards Date 4/2/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12088

Utility Accounting K Duncan Date 4/2/99

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, _____, IN THE ABSENCE OF THE ENGINEER OR OTHER TO VERIFY RESULTS
AND SIGNATURE FROM THE CONTRACTOR.


634 shadowwood ct
1648 LEFT

FALL VALLEY SUBDIVISION
BLOCK 3, LOT 2
FILING 3

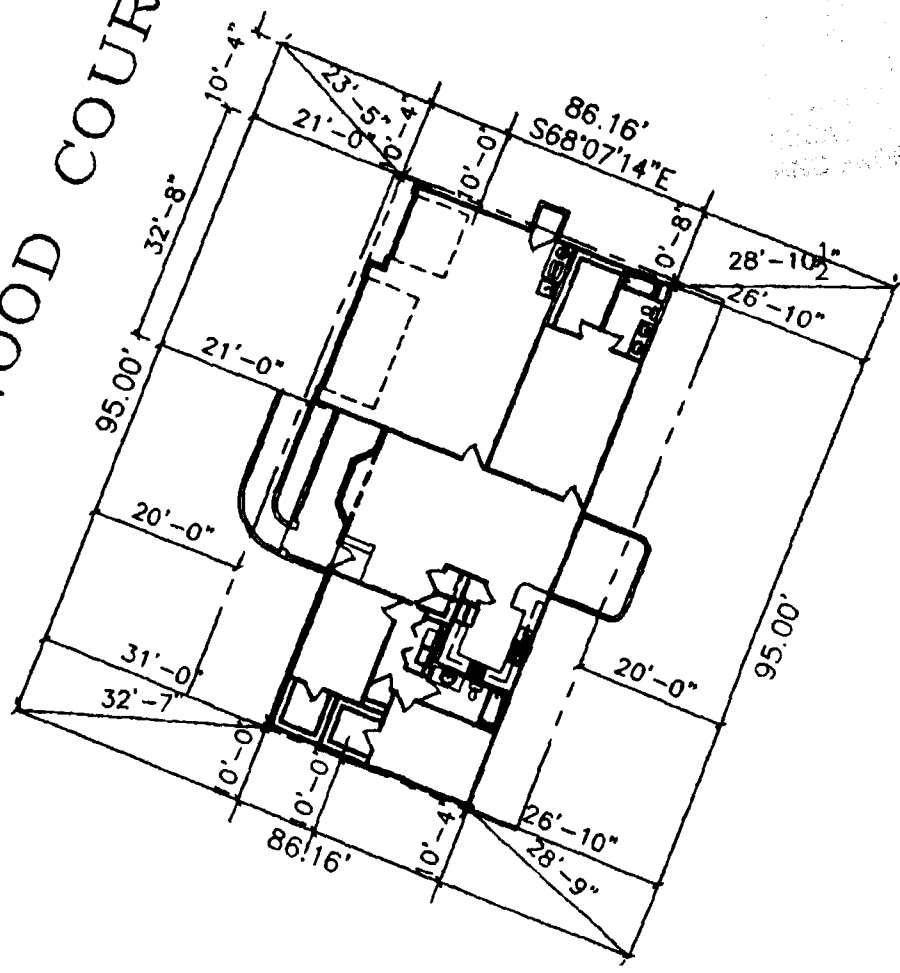
4/2/99

Yonnie

PROPERTY SURVEY
AND PROPERTY LINES.

66-60-E


SHADOWWOOD COURT



Done Ok
Paul Brown
66-62-E
3-29-99