

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 69279

9

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

BLDG ADDRESS 637 Shadowwood Ct TAX SCHEDULE NO. 2945-03A-~~62-129~~ ^{68-003 ?}

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

³ FILING BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) NO

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

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

(1) TELEPHONE 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} ~~HOUSE~~ from property line (PL) Parking Req'mt 2
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 Melanie D. Loch Date 3/19/99

Department Approval X. Valdes Date 4-27-99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 12144

Utility Accounting D. Oberholt Date 4/27/99

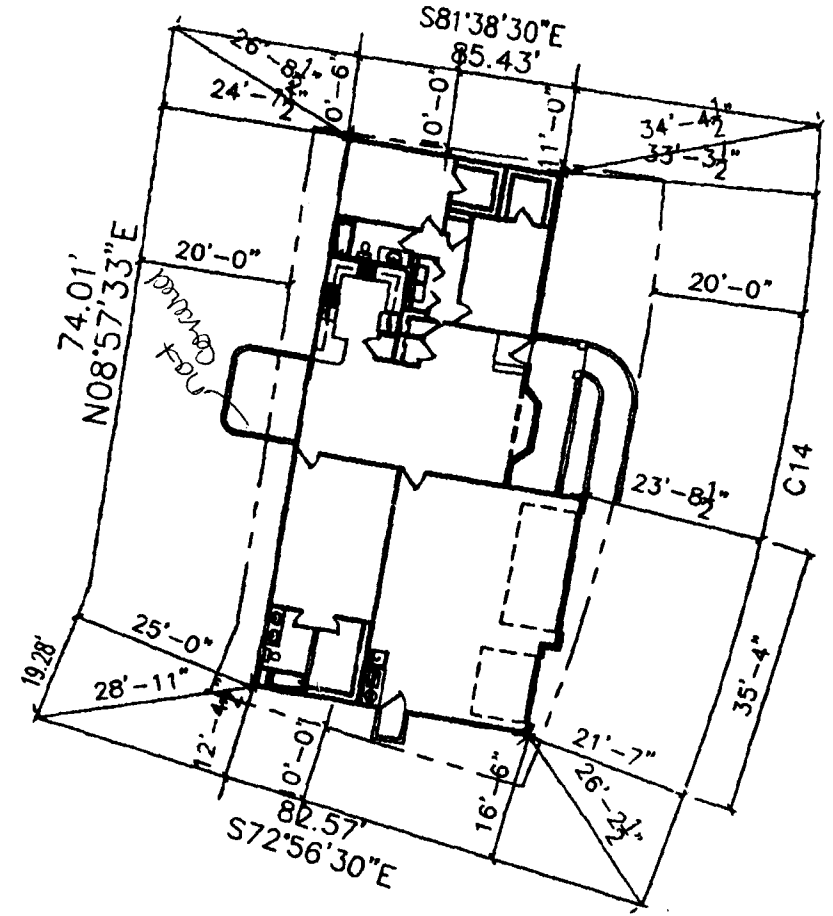
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1648 LEFT

FALL VALLEY SUBDIVISION BLOCK 1, LOT 3 FILING 3

ACCEPTED *NV 4-27-99*
ANY CHANGE OF INTEREST MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



637 SHADOWWOOD CT

3-30-99

*Drawn OK.
Rich Brown
3-31-99*