

FEE \$	10.00
TCP \$	-
SIF \$	292.00



BLDG PERMIT NO. 70322

EX

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

68-012

BLDG ADDRESS 638 Shadowwood St. TAX SCHEDULE NO. 2945-034-~~62601~~

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1562

3 FILING BLK 3 LOT 4 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 Av.

(1) TELEPHONE 241-7196 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Owner USE OF EXISTING BLDGS -

(2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: EFF-

(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' @ 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 Melanie D. Joch Date 5/24/99

Department Approval Ronnie Edwards Date 6-11-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12315

Utility Accounting Debi Overholt Date 6-11-99

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

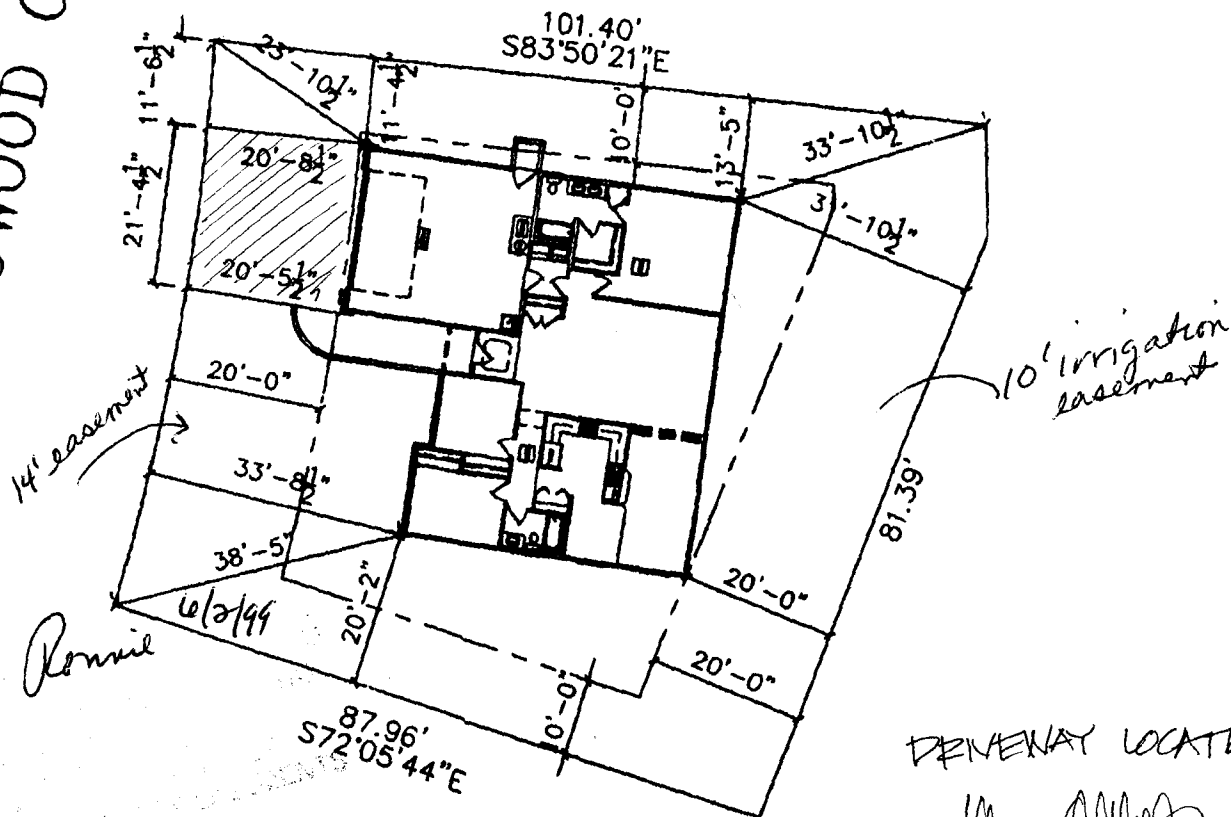
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. IT IS THE RESPONSIBILITY OF THE USER OF THESE PLANS TO VERIFY LOCAL AND NEAREST PARTS OF SUBDIVISION.

1570 LEFT

FALL VALLEY SUBDIVISION BLOCK 3, LOT 4 FILING 3

638 SHADOWWOOD CT



14' easement

10' irrigation easement

Rennel
6/2/99

DRIVEWAY LOCATED OK.

[Signature]
5/28/99

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