

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 68749

SK

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 640 Shadowood Ct. TAX SCHEDULE NO. 2945-034-62-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665

FILING ³BLK 3 LOT 5 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: _____

(2) TELEPHONE 248-9708 SFR

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' for garage from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____

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. Hoch Date 2-17-99

Department Approval Ronnie Edwards Date 2-23-99 **(R.A.)**

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11953

Utility Accounting K. Duncanson Date 2/22/99

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. TO THE ACCURACY OF THE SURVEY OR MAP IN THIS CASE THE SURVEYOR'S NAME AND LICENSE NUMBER SHALL BE INDICATED HEREIN BY THE SURVEYOR.

1665 RIGHT
640 shadowood ct.

FALL VALLEY SUBDIVISION BLOCK 3, LOT 5 FILING 3

SEE ALL PROPERTY LINES AND EASEMENTS
ON THE ORIGINAL SURVEY MAP

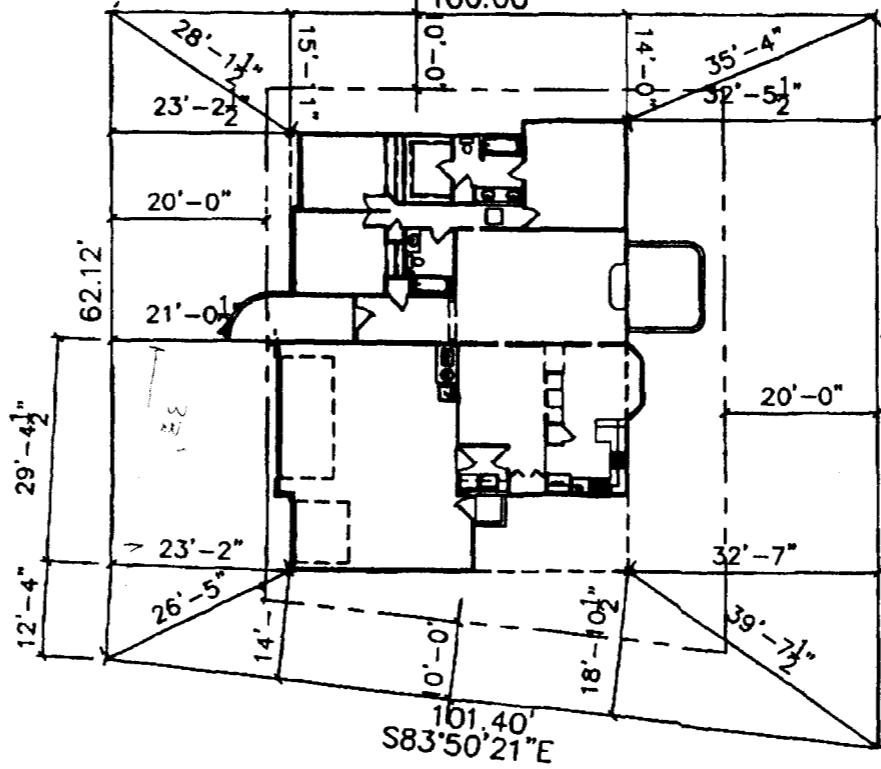
Permit

2/23/99

66/99

N89°53'37"E

100.00'



FRONT

PERMIT LOCATION OK

W. Dahlbeck
2/17/99

2-17-99