

FEE \$	10.00
TCP \$	—
SIF \$	292.00



EX

BLDG PERMIT NO. 72118

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 641 Shadowwood Ct.  
~~2569 Forest Hill A~~ TAX SCHEDULE NO. 2045 03A 62-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1543

FILING<sup>3</sup>BLK 1 LOT 11 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 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-9196

(2) APPLICANT Castle, Inc. USE OF EXISTING BLDGS —

(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 PR-2:9 Maximum coverage of lot by structures N/A

SETBACKS: Front 15' or 20' from Garage 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. Hoch Date 6/10/99

Department Approval Justin L. Allen Date 9/24/99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12608

Utility Accounting J. Adams Date 10-1-99

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)

NOTE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS PRIOR TO CONSTRUCTION.

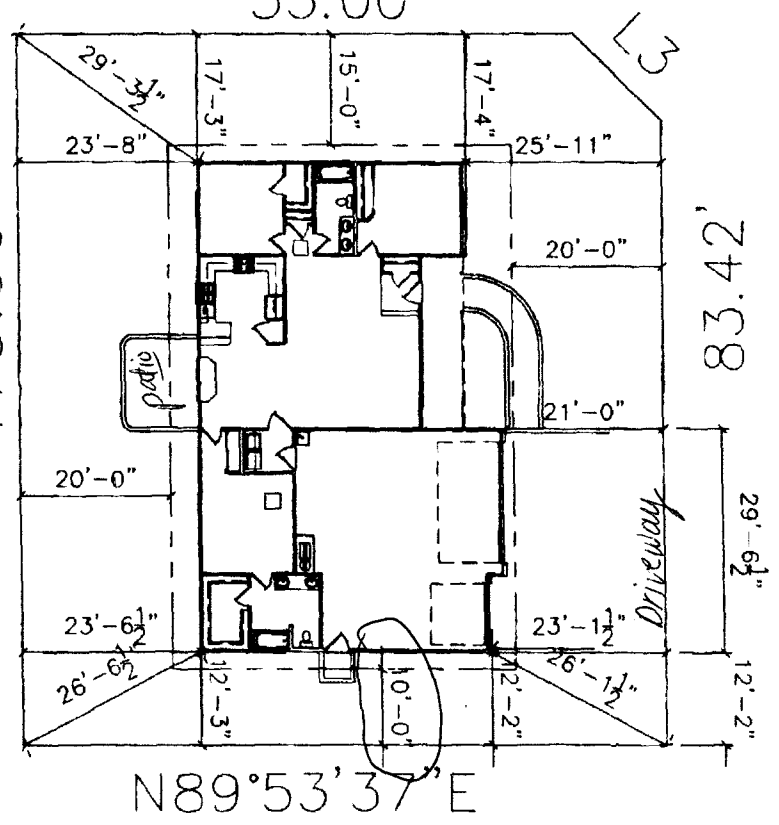
1543 SF LEFT

# FALL VALLEY SUBDIVISION BLOCK 1, LOT 1 FILING 3

## FOREST HILLS AVENUE

33.00'

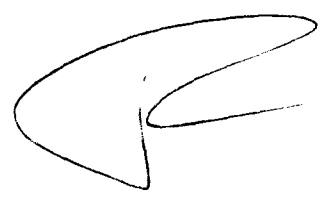
95.00'  
179.93'



641 SHADOWWOOD CT

9/24/99  
DAVE O.K.  
KKA

ALSO SEE KKA 9/24/99  
FOR DIMENSIONS OF THE HOUSE  
APPROXIMATE DIMENSIONS  
SHOWN ARE APPROXIMATE  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



9-22-99