

FEE \$	10 ⁻
TCP \$	—
SIF \$	292 ⁻



BLDG PERMIT NO. 68453

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 642 Shadowood Ct. TAX SCHEDULE NO. 2945-03A-62-001

SUBDIVISION Fall valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850

FILING³BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle, Inc. NO. OF DWELLING UNITS
 (1) ADDRESS 2555 Fall Valley Ave. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
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. DESCRIPTION OF WORK AND INTENDED USE: SFR
Grand Junction, CO 81505

(2) TELEPHONE 241-9196

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' 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 ANN# _____
garage front 20'

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 1-25-99

Department Approval Ronnie Edwards Date 1-27-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11889

Utility Accounting Dolbi Overholt Date 1-27-99

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)

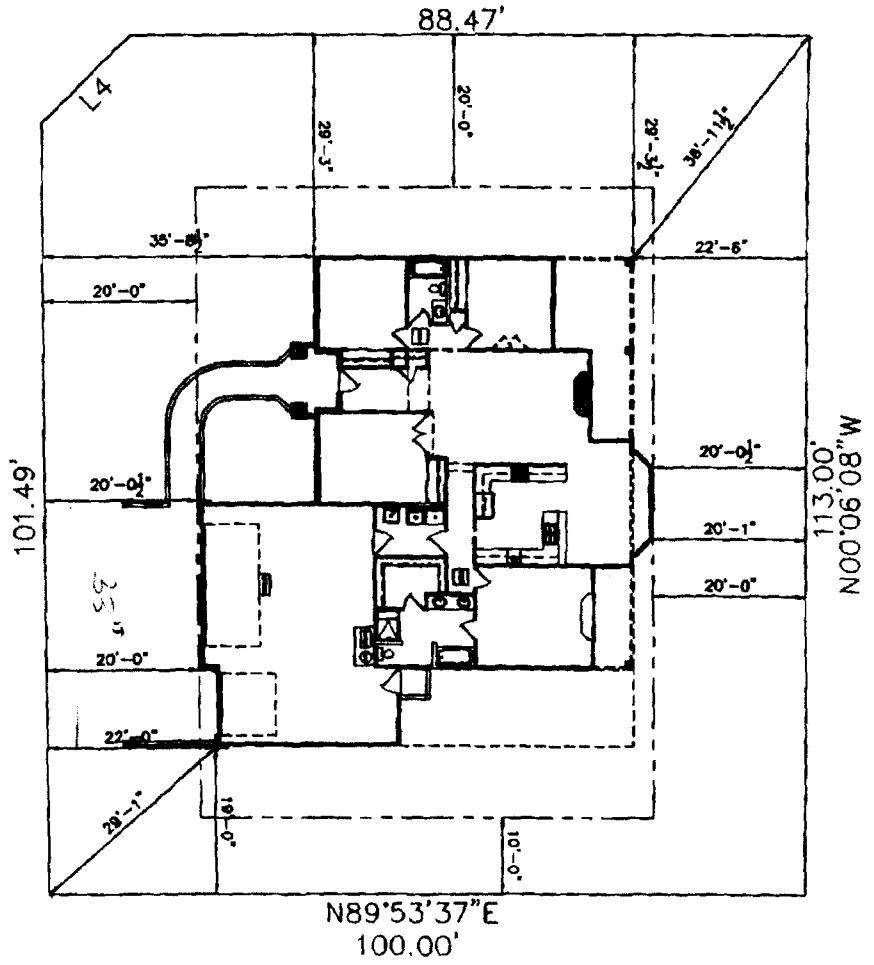
NOTED:
I, N. S. THE RESPONSIBILITY OF THE PLANNING OR OTHER TO VERIFY ACCURACY
AND CORRECTNESS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 3, LOT 6 FILING 3

642 SHADOWOOD
1850 RIGHT
SHORT GARAGE PLAN

FOREST HILLS AVENUE

SHADOWOOD COURT



PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

Handwritten signature: Daniel P. ...

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1-25-99

ACCEPTED FOR RECORD
AND FOR THE PURPOSES OF
RECORDING THE INSTRUMENT
HEREIN, THE INSTRUMENT
HEREIN IS CONSIDERED
TO BE A TRUE AND CORRECT
STATEMENT OF THE FACTS
AND CIRCUMSTANCES
HEREIN SET FORTH.
NOTARY PUBLIC
STATE OF MISSOURI

Handwritten signature: Rommie
1/27/99