

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



BLDG PERMIT NO. 68786

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 639 Silver Oak Dr. TAX SCHEDULE NO. 2945-03A-62-001

SUBDIVISION Fall Vail SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1721

3 FILING BLK 3 LOT 7 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: SFR

(2) TELEPHONE 248-9708

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' house from property line (PL) Parking Req'mt 2
or 20' garage 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# _____

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 2-18-99

Department Approval Ronnie Edwards Date 3/4/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11987

Utility Accounting K. Dunca Date 3/4/99

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

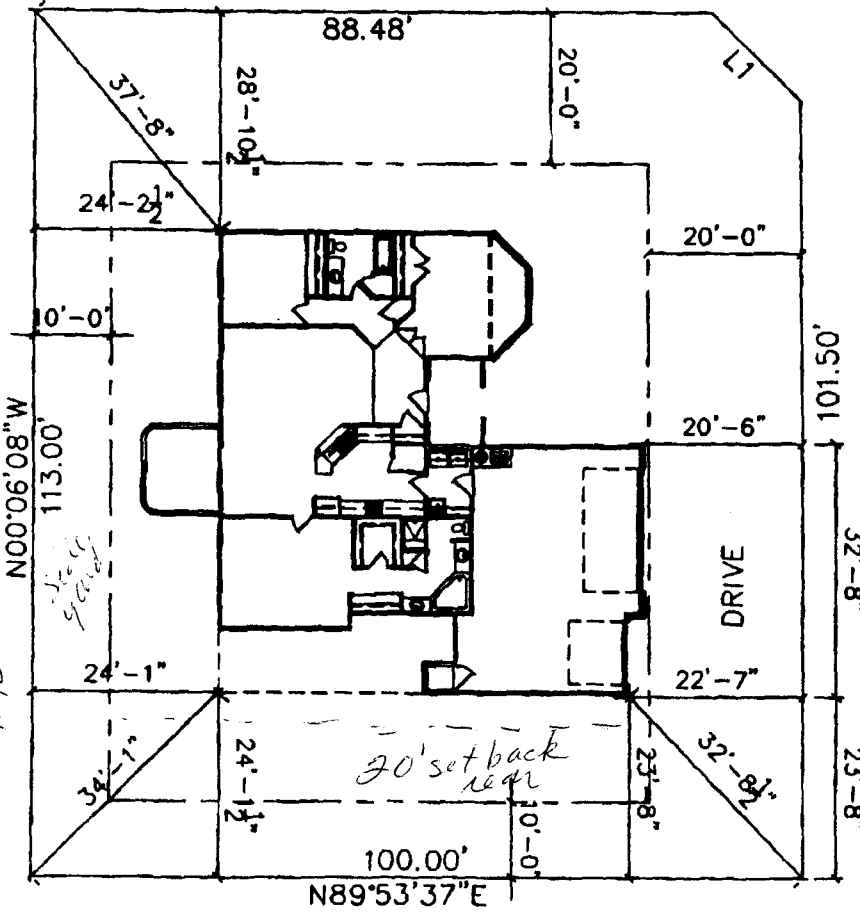
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. AS THE INSTRUMENT OF RECORD OR OTHER TO WHICH REFERRED

1721 LEFT

FALL VALLEY SUBDIVISION BLOCK 3, LOT 7 FILING 3

Forest Hills Ave



SILVER OAK DRIVE

66-81-C

EXISTING DIMENSIONS
EXISTING BUILDING FOOTPRINTS
3/4/99