

FEE \$	10-
TCP \$	0
SIF \$	292-

BLDG PERMIT NO. 68741



**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**



BLDG ADDRESS 640 Silver Oak Dr. TAX SCHEDULE NO. 2945-034-62-001  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648  
 FILING <sup>3</sup>BLK 5 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 PR2.9 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15'-20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 30' for block 5 from PL  
 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 McLarnie D. Joch Date 2-16-99  
 Department Approval Ronnie Edwards Date 2-23-99 (K.A.)

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11952

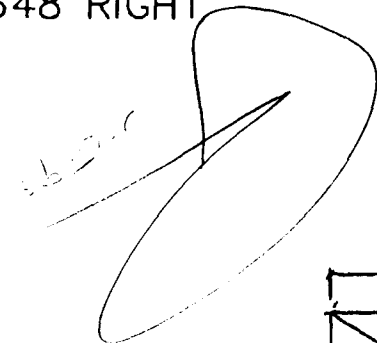
Utility Accounting K. A. Joch Date 2/22/99

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. AS THE REPRESENTATIVE OF THE BOARD OF SUPERVISORS

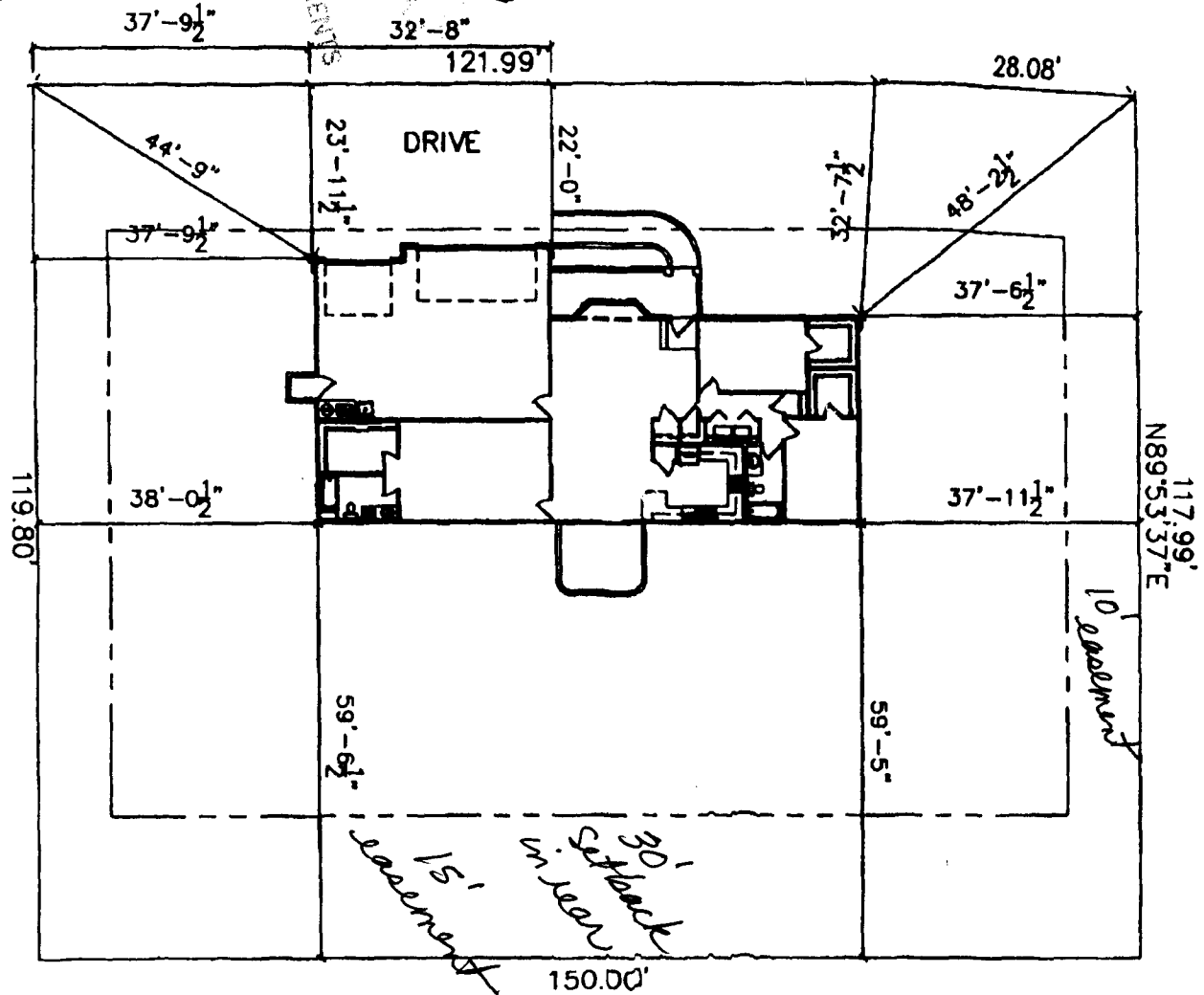
1648 RIGHT



# FALL VALLEY SUBDIVISION BLOCK 5, LOT 5 FILING 3

## SILVER OAK DRIVE

*Review 2/23/94*



*PRIVACY LOCATION OK  
OK  
2/17/94*