

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



*PR*

BLDG PERMIT NO. 68941

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

EX

BLDG ADDRESS 2565 Silver Oak Ct. TAX SCHEDULE NO. 2995-034-62-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1465

3 FILING BLK 4 LOT 8 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 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-91196 USE OF EXISTING BLDGS NO

(2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS 2555 Fall Valley

(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 20' over from property line (PL) Parking Req'mt 2  
 or 15' over 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 Hoch Date 2/25/99

Department Approval Zonnie Edwards Date 3/4/99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11988

Utility Accounting KRance Date 3/4/99

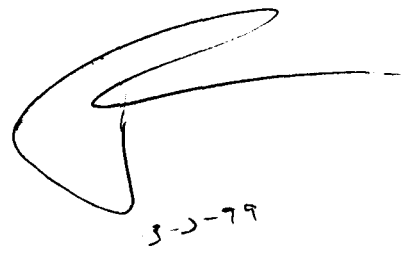
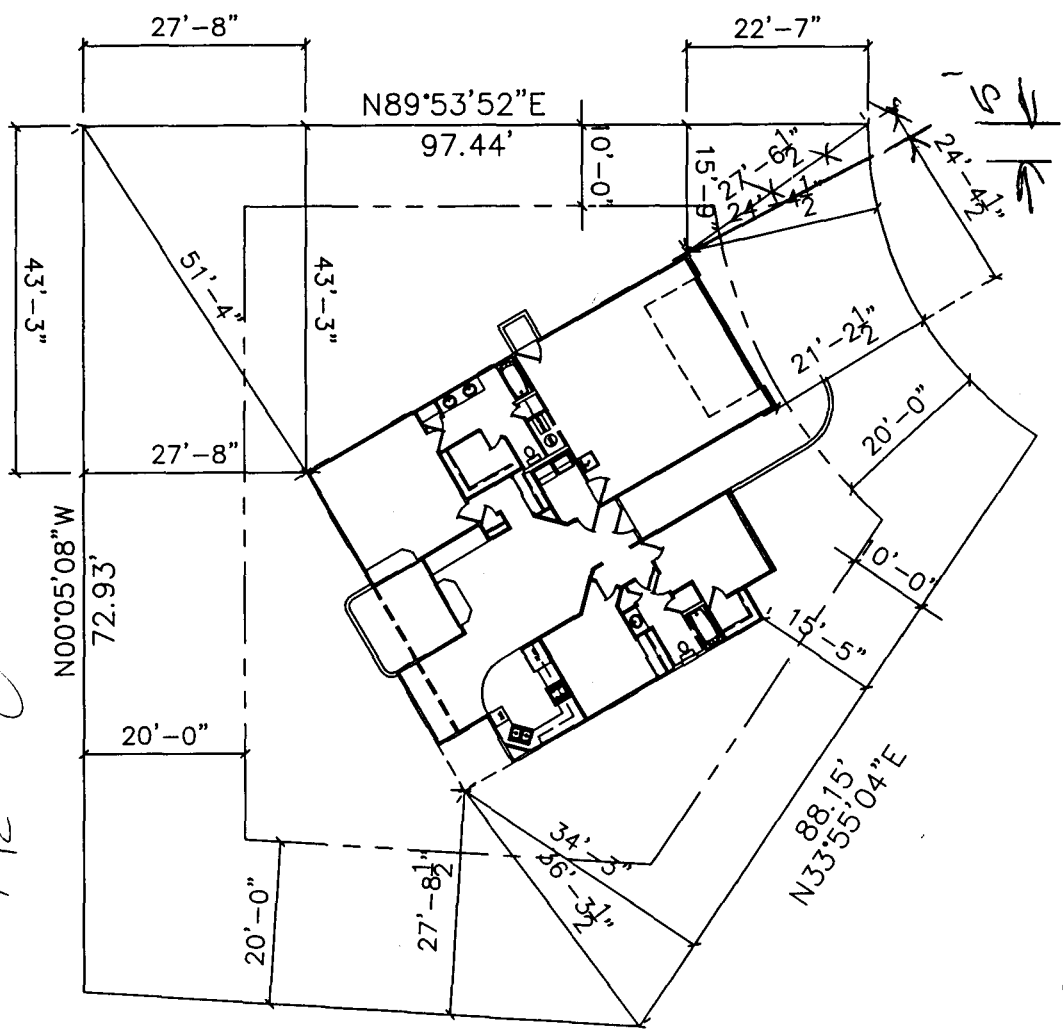
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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

# FALL VALLEY SUBDIVISION BLOCK 4, LOT 8 FILING 3

1465 RIGHT  
2565 SILVER OAK



CONDUCTED  
FIELD SURVEY OF SETBACKS AND EASEMENTS  
FOR THE CITY PLANNING  
DEPARTMENT  
DATE: 3/4/99  
BY: [Signature]

*Donnie 3/4/99*

*Drive OK @ 5' off the  
Right Runway  
3-2-99*