

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 69416

(Handwritten initials)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2566 Silver Oak Ct. TAX SCHEDULE NO. 2945-03A-62-001

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

3 FILING BLK 4 LOT 9 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle, Inc. NO. OF DWELLING UNITS
2555 Fall Valley Ave. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 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 _____

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 —

20' GARAGE

SETBACKS: Front 5' HOUSE 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. Koch Date 2/30/99

Department Approval Ronnie Edwards Date 4-15-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12113

Utility Accounting Debra Vanover Date 4-15-99

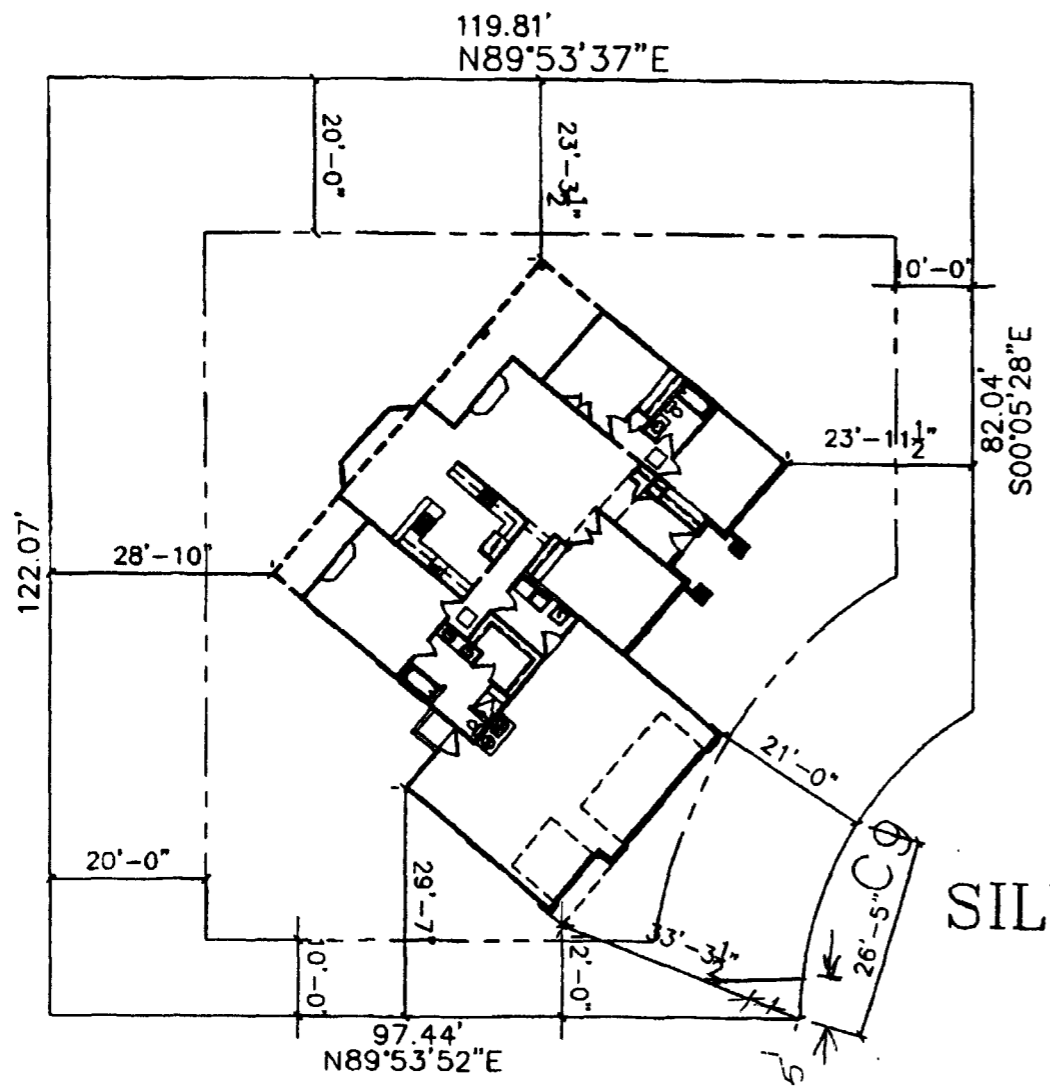
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1. TO BE THE PROPERTY OF THE OWNER IN ORDER TO VERIFY RECORDS AND RECORDING FEES OF RECORDS.

2566 SILVER OAK CT
1850 LEFT

FALL VALLEY SUBDIVISION BLOCK 4, LOT 9 FILING 3



RECORDED
 3-30-99



3-30-99
 Drive OK as changed
 Rick Brown
 3-31-99

SILVER OAK CT