

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 68425



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2569 Silver Oak Ct. TAX SCHEDULE NO. 2945-034-62-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1860
 FILING BLK 4 LOT 65 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle Homes, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2555 Fall Valley

(1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Owner USE OF EXISTING BLDGS NO

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE same

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' SF ^{20' garage} from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater Special Conditions —
 Side 10' from PL Rear 20' from PL
 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. Hoch Date 1-19-99

Department Approval X. Valdez Date 2-1-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11903

Utility Accounting K Duncan Date 2/1/99

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)

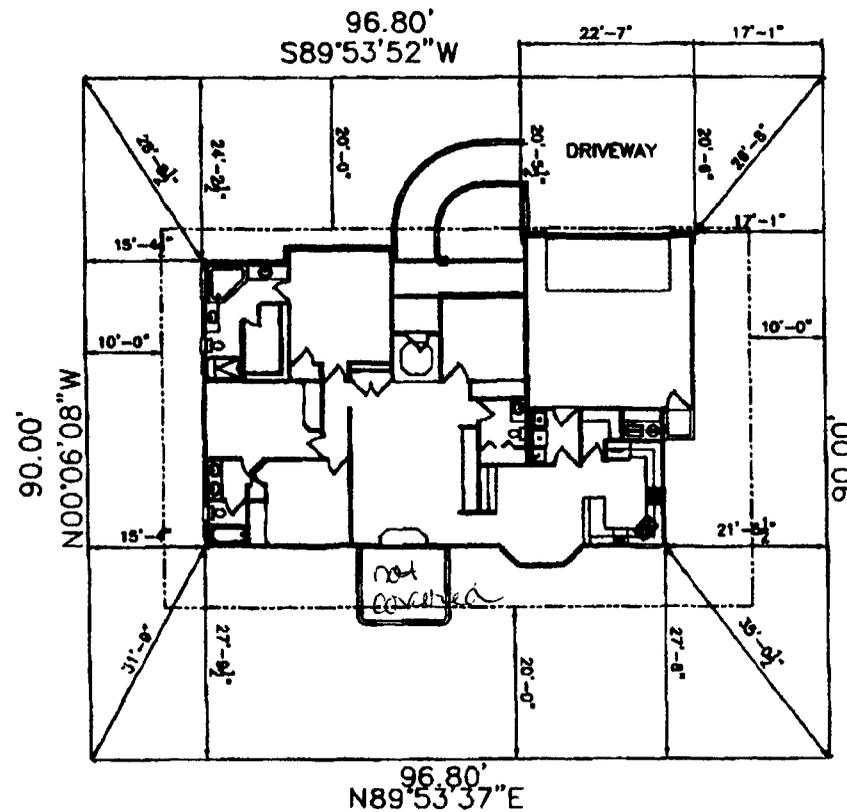
NOT TO SCALE
IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT TO VERIFY ALL
DIMENSIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 4, LOT 5 FILING ~~2~~ 3

2569 SILVER OAK
1860 LEFT

SILVER OAK

ACCEPTED *XV2-199*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



*Drive OK.
Rob Davis
1-22-99*

APPROVED
JAN 16 1999
BY: _____

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

IT IS THE RESPONSIBILITY OF THE HOLDER OF THIS TO KEEP THESE AND TRANSFER PAGE TO CONSTRUCTION.

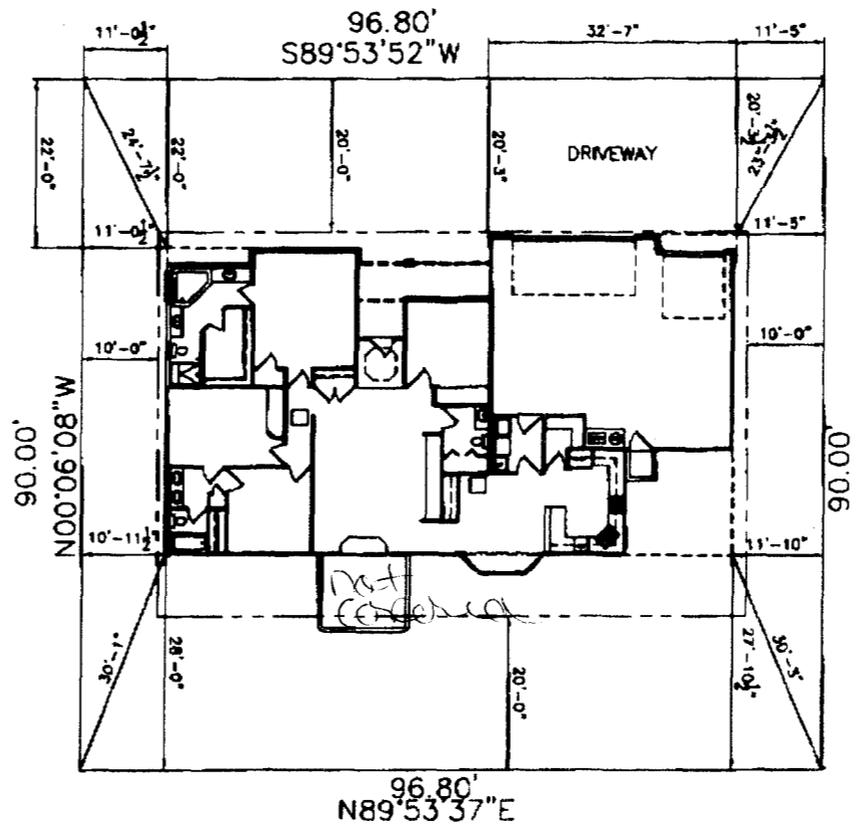
FALL VALLEY SUBDIVISION BLOCK 4, LOT 5 FILING 3

2569 SILVER OAK
1860 3CAR LEFT

BY:

APPROVED

SILVER OAK



Revised
ACCEPTED *KV 2-3-99*

ANY WORK OF NETWORKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Done OK
Zack Davis
2-3-99*

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