

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 69282

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten initials and signature)

BLDG ADDRESS 2571 Silver Oak Ct TAX SCHEDULE NO. 2445-034-62-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1704
 3 FILING BLK 4 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 Av. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196 USE OF EXISTING BLDGS -
 (2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS _____
 (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 PR2.9 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' - 20' @ garage from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height _____ 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 3/23/99

Department Approval Bonnie Edwards Date 3-30-99

Additional water and/or sewer tap fees) are required: YES NO W/O No. #12078 TR 89177

Utility Accounting [Signature] Date 3-30-99

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

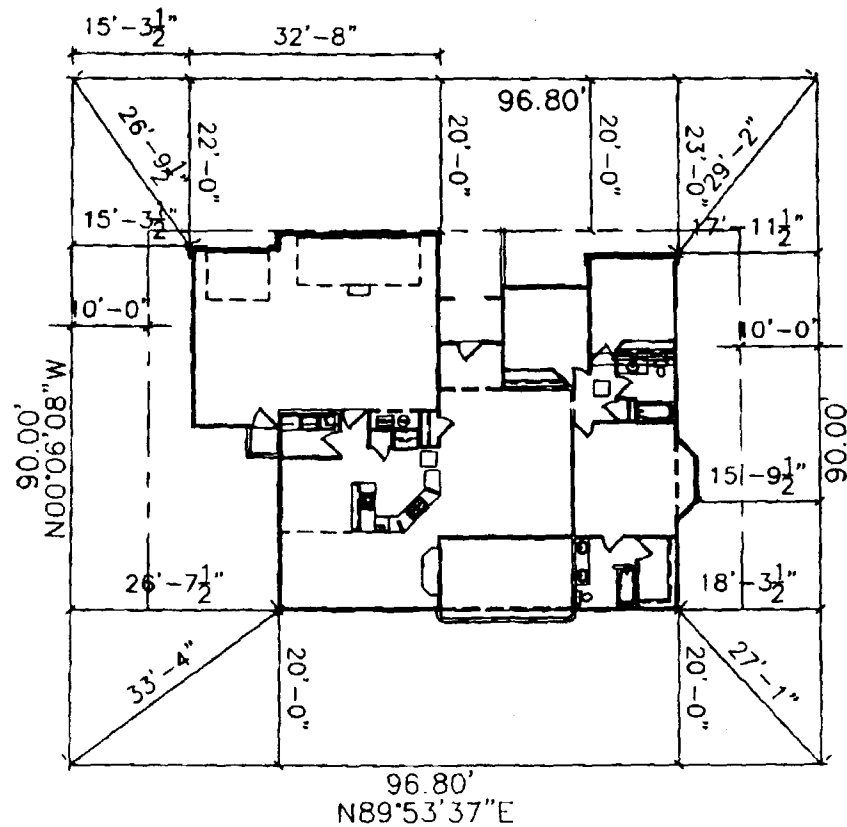
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. AS THE RESPONSIBILITY OF THE SURVEYOR OR OTHER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION
BLOCK 4, LOT 5
FILING 3

2571 SILVER OAK
SPECIAL 1704 RIGHT

SILVER OAK



*Direct from
Arch. Plan
3-23-99*

*Ronnie
3/30/99*