

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 69281

GA

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

BLDG ADDRESS 2572 Silver Oak Ct. TAX SCHEDULE NO. 2945-034-62-001
 SUBDIVISION Fall Valley Av. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1812
 3 FILING BLK 5 LOT 2 SQ. FT. OF EXISTING BLDG(S) NO
 (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 NO
 (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 PR 2.9 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' 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 30' 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. Joch Date 3/18/99

Department Approval Anta Mastella Date 3-25-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12057

Utility Accounting Robert Vanover Date 3-25-99

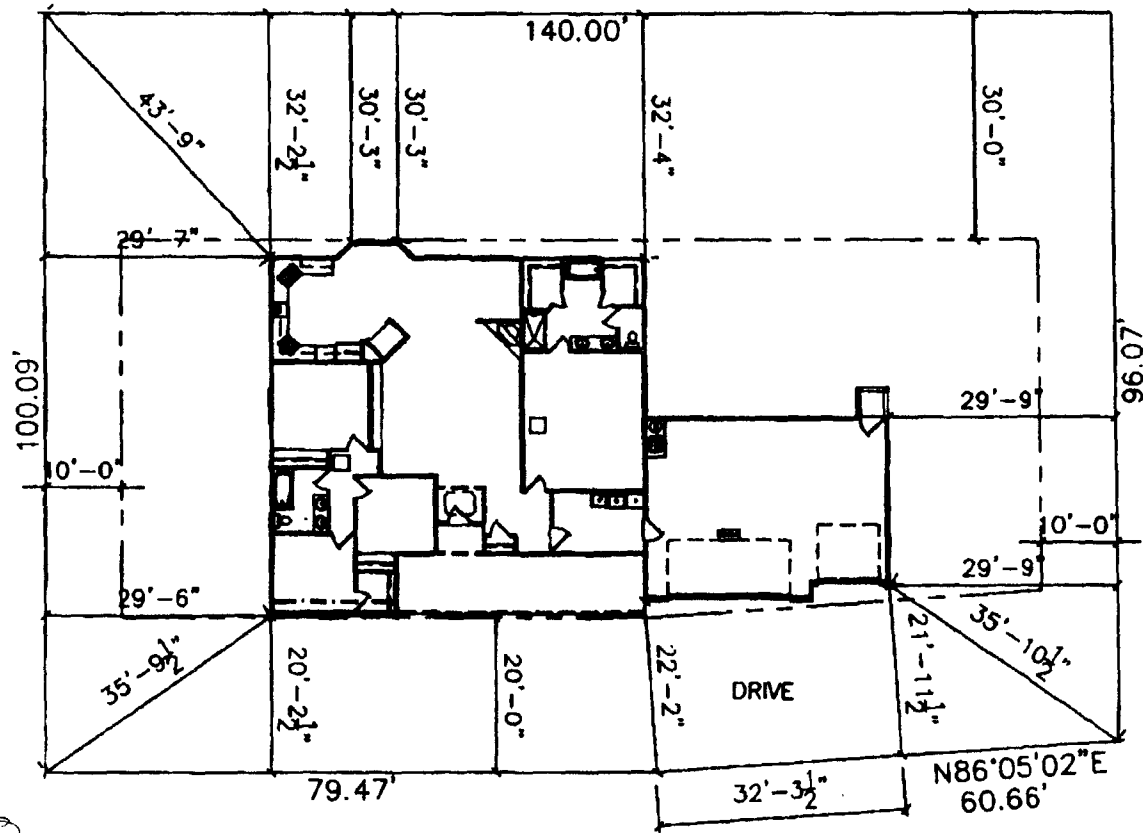
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IN THE OFFICE OF THE CLERK OF SUPERIOR COURT
OF THE STATE OF CALIFORNIA

2572 SILVER OAK

FALL VALLEY SUBDIVISION
BLOCK 5, LOT 2
FILING 3



96.07'
S00°05'28"E

ACCEPTED SLL 3-25-99
ANY CHANGE OF PROPERTY LINE
APPROVED BY THE CLERK OF SUPERIOR COURT
DEPT. OF PUBLIC WORKS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

[Handwritten Signature]
3-19-99

SILVER OAK

*Drive OK
Track Down
3-23-99*