

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 71574

CD

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

BLDG ADDRESS 2574 SilverCrest Ct TAX SCHEDULE NO. 20945-03A-62-001  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648  
 FILING BLK 5 LOT 3 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 Ave. 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. Grand Junction, CO 81505 DESCRIPTION OF WORK AND INTENDED USE: 3FR  
 (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 (principal) Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15 ft. from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10 ft. from PL Rear 30 ft. from PL  
 Maximum Height \_\_\_\_\_ 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. Hork Date 6/10/99  
 Department Approval Gonnie Edwards Date 8/25/99

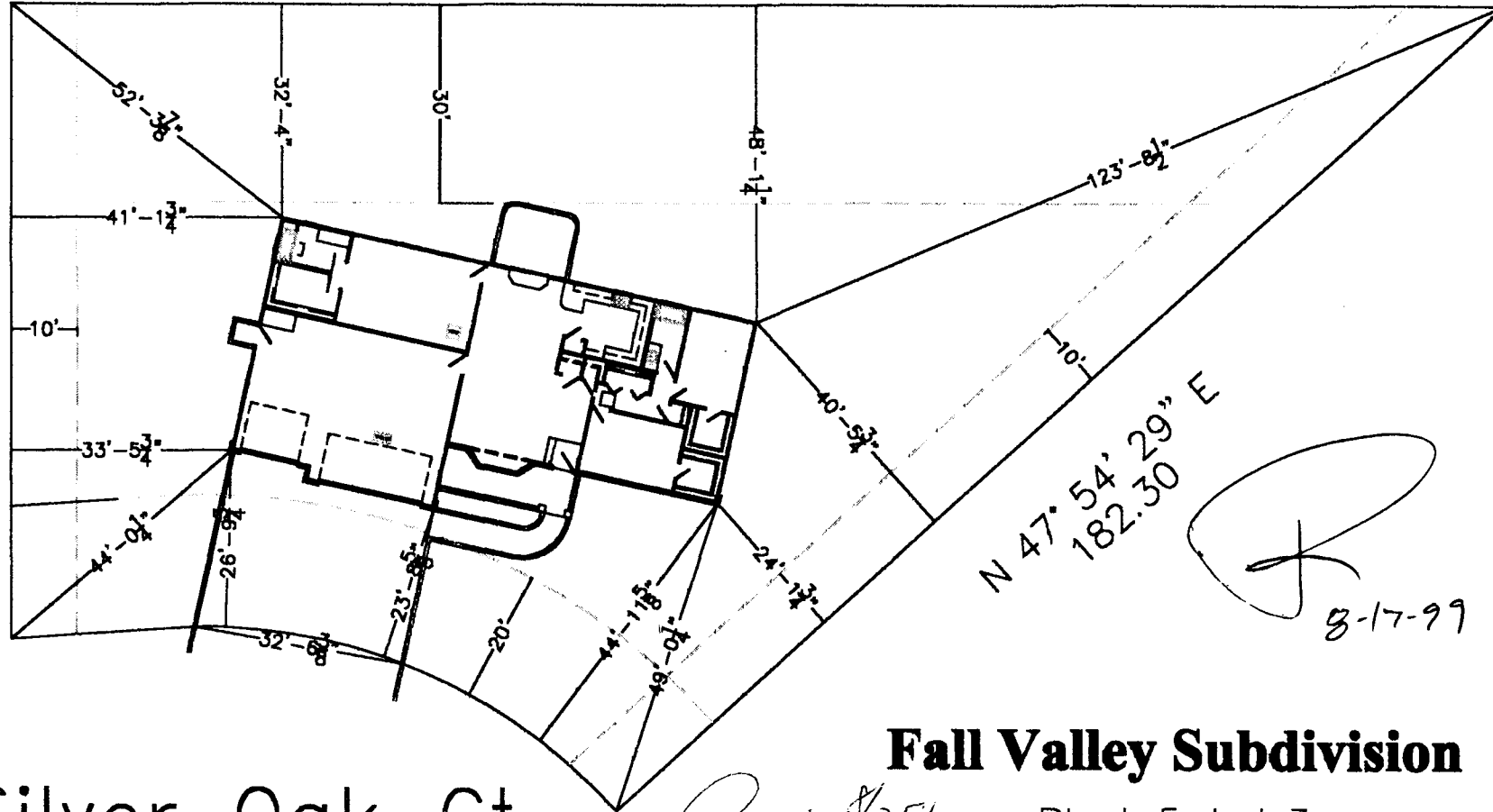
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12537  
 Utility Accounting Debi Overholt Date 8/25/99

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)

S 00° 05' 28" E 96.07'

N 89° 53' 37" E  
227.41'



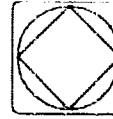
Silver Oak Ct.

2574

### Fall Valley Subdivision

Block 5, Lot 3  
Filing 3

ACCEPTED  
 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.



**2574 Silver Oak Ct.**  
 1648 3 Car Lot

**Castle Homes**  
 2574 Fall Valley Avenue  
 Grand Junction, CO 81505  
 970.244.1111

