

FEE \$	10-
TCP \$	—
SIF \$	292-



BLDG PERMIT NO. 68454

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 637 Silver Oak Dr. TAX SCHEDULE NO. 2945-034-~~62501~~⁶⁶⁻⁶⁶⁶

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

3 FILING BLK 2 LOT 8 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 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
2555 Fall Valley Ave.

(2) ADDRESS Grand Junction, CO 81505 DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 241-9196

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' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32' garage front 30' 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 B. Hoch Date 1-25-99

Department Approval Bonnie Edwards Date 1-27-99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11890

Utility Accounting Dabi Overholt Date 1-27-99

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

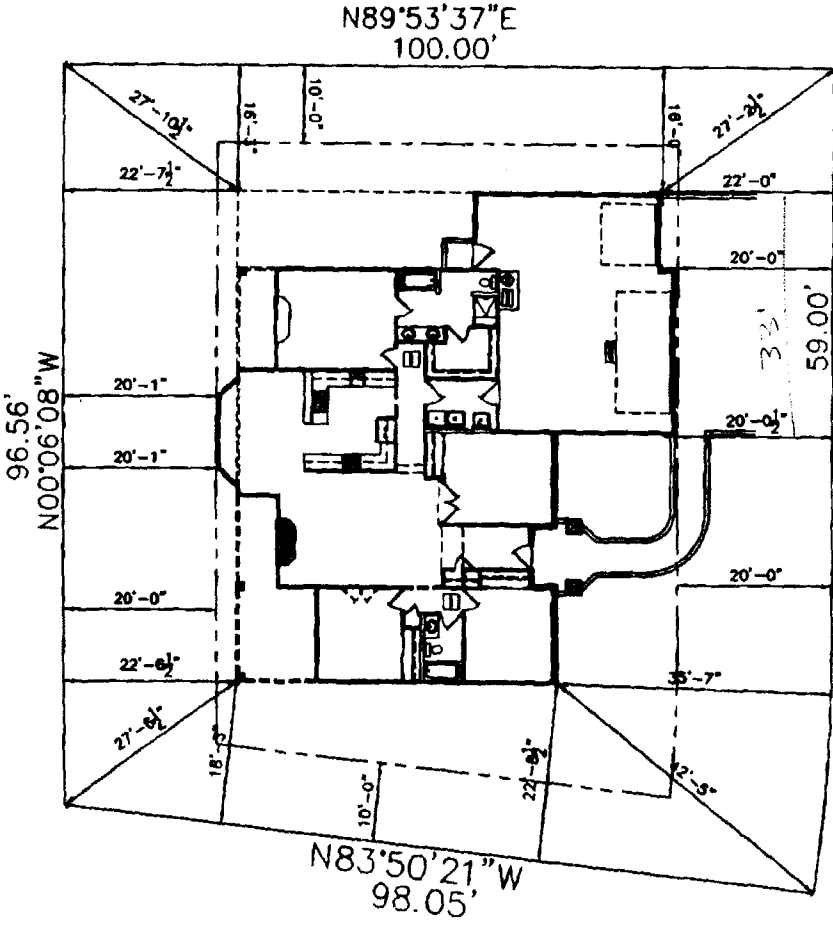
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTED:
IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY DETAILS
AND CONDITIONS PRIOR TO CONSTRUCTION.

637 SILVER OAK
1850 RIGHT
SHORT GARAGE PLAN

FALL VALLEY SUBDIVISION BLOCK 3, LOT 8 FILING 3

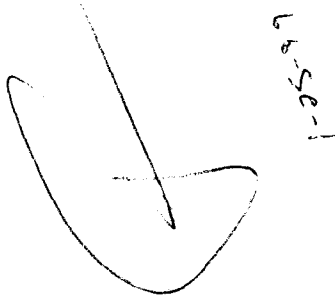
JAN-26-99 02:04 AM



SILVER OAK DRIVE

Roma 1/27/99

NOTED: THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT ANY WARRANTIES OR AGREEMENTS AND SHOULD BE USED AS A GUIDE ONLY.



Roma OK
Rick Roma
1-25-99

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