

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO.	20094
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS <u>644 Silver Oak Dr.</u>	TAX SCHEDULE NO. <u>2945-034-62-001</u>
SUBDIVISION <u>Fall Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1050</u>
FILING BLK <u>E</u> LOT <u>4</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Castle, Inc.</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>2555 Fall Valley Ave.</u>	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
<u>Grand Junction, CO 81505</u>	
(1) TELEPHONE <u>241-9196</u>	NO. OF BLDGS ON PARCEL
	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(2) APPLICANT <u>Castle, Inc.</u>	USE OF EXISTING BLDGS <u>NO</u>
(2) ADDRESS <u>2555 Fall Valley Ave.</u>	
<u>Grand Junction, CO 81505</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>SFR</u>
(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 <u>PR2.9</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'/20' for garage</u> from property line (PL)	Parking Req'mt _____
or _____ from center of ROW, whichever is greater	Special Conditions _____
Side <u>10'</u> from PL Rear <u>30'</u> from PL	
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 Megan E. Hoch Date 5-11-99

Department Approval Ronnie Edwards Date 5/13/99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12207

Utility Accounting J Adams Date 5-13-99

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. OF THE UNIVERSITY OF MICHIGAN, IN ORDER TO COPY THESE  
AND RELATED FILES OF COURTESY.

1850 R

# FALL VALLEY SUBDIVISION BLOCK 5, LOT 4 FILING 3

11:11:30-77 10:00 PM

