

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 73524

*R*

**PLANNING CLEARANCE**

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

BLDG ADDRESS 638 Clearwater Ct TAX SCHEDULE NO. 2945-034-58-041  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1401  
 FILING BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Castle Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2520 F12 Road  
 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 PR 2.9 Maximum coverage of lot by structures 2000  
 SETBACKS: Front 15' 20' for drive from property line (PL)  
 or — from center of ROW, whichever is greater  
 Parking Req'mt TB  
 Side 10' from PL Rear 20' from PL  
 Special Conditions Garage front is 20'  
 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. Gosh Date 1-12-00  
 Department Approval Ronnie Edwards Date 1-19-00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12797

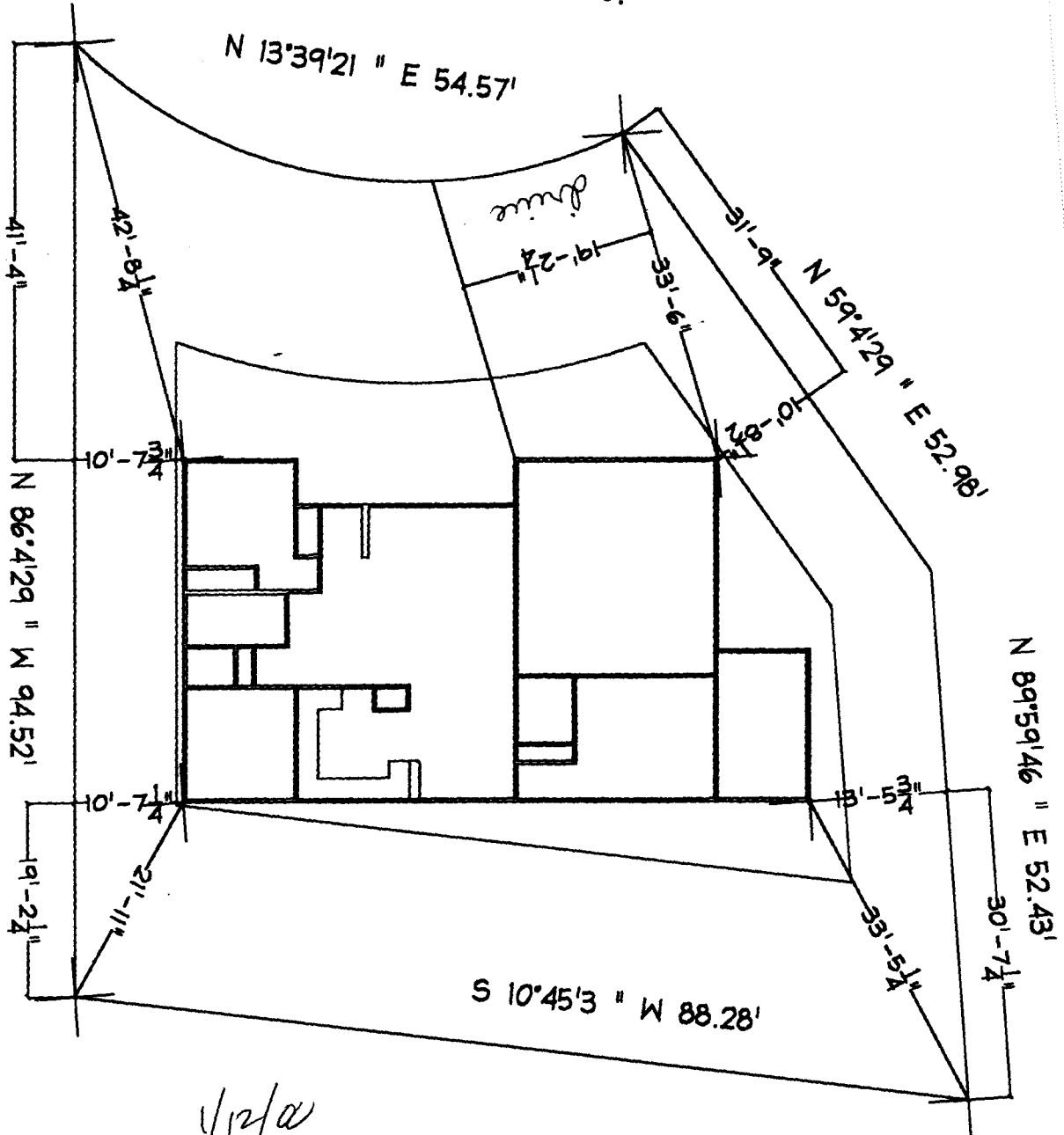
Utility Accounting T. Bensley Date 1/19/00

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)

ACCEPTED *Ronnie* 1/19/00  
 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.

638 Clearwater Ct.



*1/12/00*  
 DRIVE O.K.



**Castle Homes**  
 2000 P 1st Road  
 Grand Junction CO 81505  
 970-243-1111

**638 Clearwater**  
 1401 L

