

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 74983



Your Bridge to a Better Community

BLDG ADDRESS 628 Shadowood Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1465

TAX SCHEDULE NO. 2945-034-68-007 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Fall Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1465

FILING 3 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Castle, Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2520 F-1/2 Road
Grand Junction, CO 81505

(1) TELEPHONE 241-9196 USE OF EXISTING BUILDINGS NO

(2) APPLICANT Castle, Inc. DESCRIPTION OF WORK & INTENDED USE SFR
2520 F-1/2 Road

(2) ADDRESS Grand Junction, CO 81505 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(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' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Garage front = 20'

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. Hoch Date 4/10/00

Department Approval Bonnie Edwards Date 5/4/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13078</u>
Utility Accounting	<u>kt</u>	Date	<u>5/4/00</u>

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)

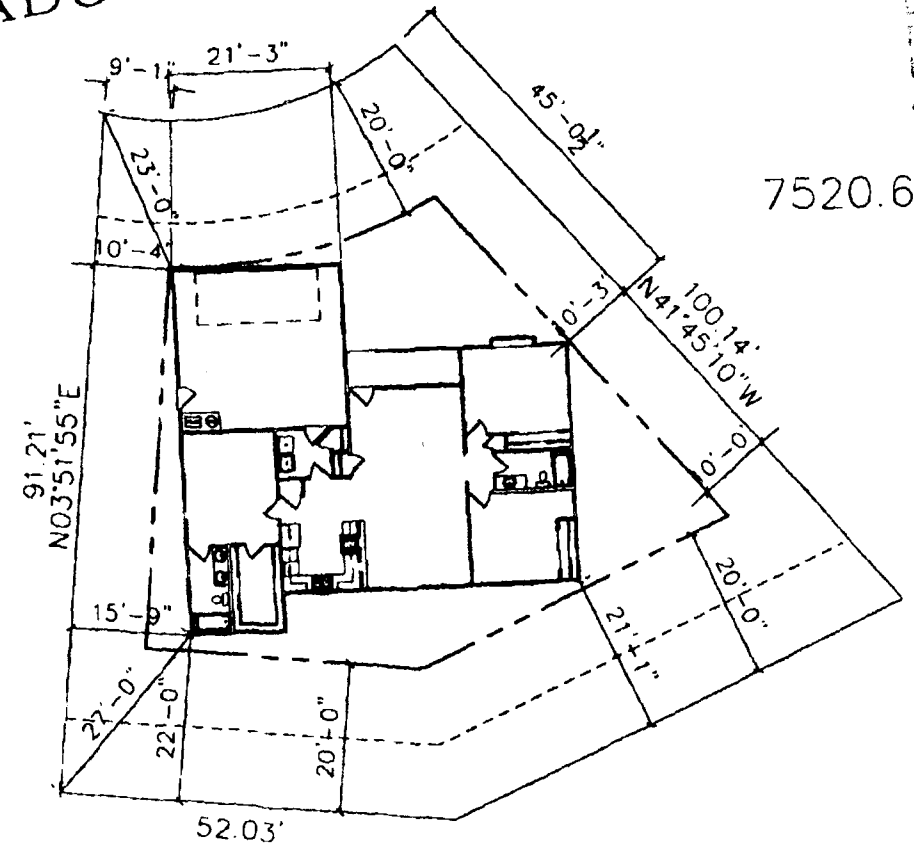
FALL VALLEY SUBDIVISION BLOCK 2, LOT 2 FILING 3

1427 RIGHT

628 SHADOWOOD COURT

ACCEPTED *Ronnie 5/4/00*
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.

7520.6 SQ. FT.



DRIVE OK
Emo
5/1/00