

FEE \$	10 ⁻
TCP \$	292 ⁻
SIF \$	0

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

BLDG PERMIT NO. 75515



EX

Your Bridge to a Better Community

BLDG ADDRESS 2567 Silver Oak Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1293

TAX SCHEDULE NO. 2945-034-69-007 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Fall Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1293

FILING 3 BLK 4 LOT 7

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction

(1) OWNER Castle, Inc.
 2520 F-1/2 Road
 Grand Junction, CO 81505

(1) ADDRESS Grand Junction, CO 81505

(1) TELEPHONE 241-9196

(2) APPLICANT Castle, Inc.
 2520 F-1/2 Road
 Grand Junction, CO 81505

(2) ADDRESS Grand Junction, CO 81505

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS NO

DESCRIPTION OF WORK & INTENDED USE SFR

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PR2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 15' / 20' for garage from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height 32' Special Conditions _____

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 D. Joch Date 6/8/00

Department Approval Ronnie Edwards Date _____

Additional water and/or sewer tap fees are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>13194</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>6/21/00</u>		

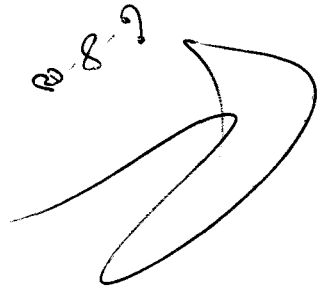
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

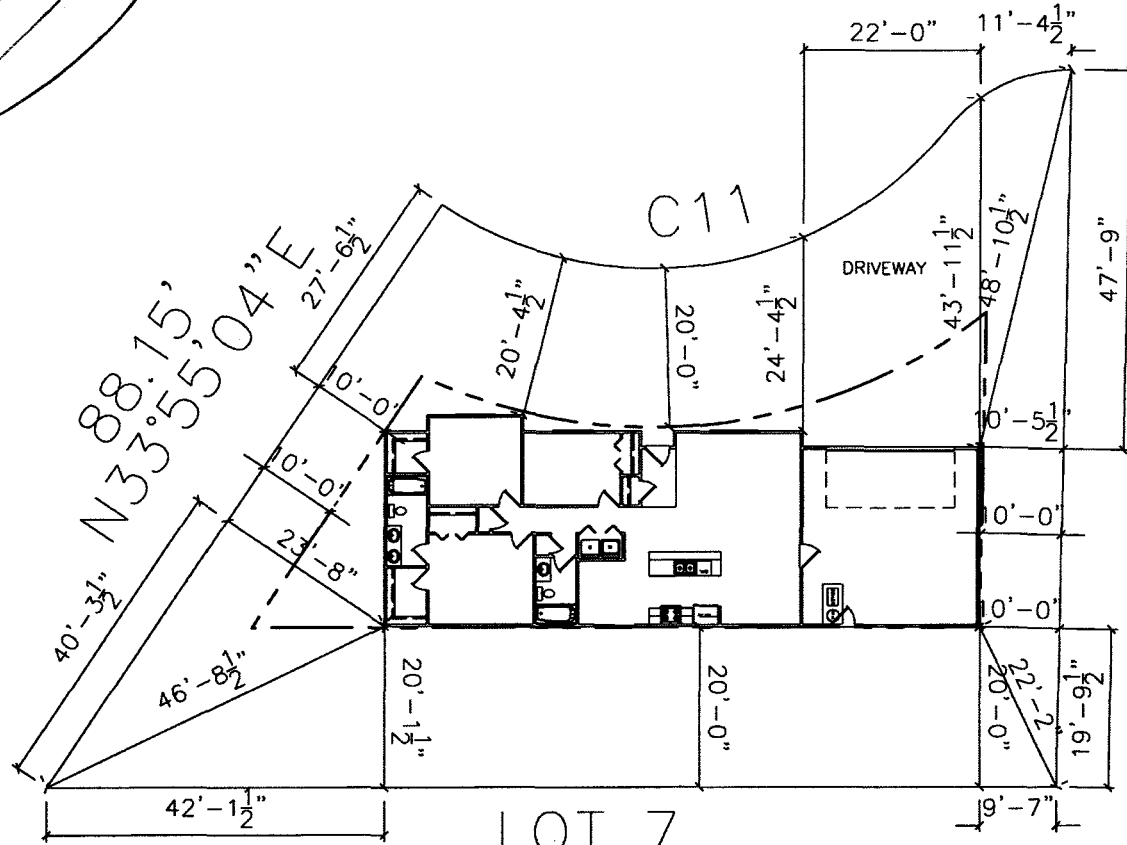
NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED *Ronnie 6/21/00*
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.

FALL VALLEY SUBDIVISION BLOCK 4, LOT 7 FILING 3



2567
SILVER OAK COURT



DRIVE OK
EH
6/8/00

90.03'
N01°07'54\"/>

LOT 7
7435.0 SQ. FT.