

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 856004



Your Bridge to a Better Community

BLDG ADDRESS 2569 Silver Oak Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 200 Sq.Ft  
TAX SCHEDULE NO. 2945-034-69-006 SQ. FT. OF EXISTING BLDGS 1860  
SUBDIVISION Fall Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 2060  
FILING 3 BLK 4 LOT 6 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER Randy & Sandy Ace NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction  
(1) ADDRESS 2569 Silver Oak Ct USE OF EXISTING BUILDINGS home  
(1) TELEPHONE 263-7410 DESCRIPTION OF WORK & INTENDED USE 10x20 patio cover  
(2) APPLICANT Same TYPE OF HOME PROPOSED:  
(2) ADDRESS ↓  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) addition  
(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 PD Maximum coverage of lot by structures —  
SETBACKS: Front 15' 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 2  
Maximum Height 32' Special Conditions —  
CENSUS 10 TRAFFIC 19 ANNX# —

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 Sandy S. Ace Date 7-26-02  
Department Approval Gayleen Henderson Date 7-26-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>Tracy [Signature]</u>		Date <u>7/26/02</u>

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

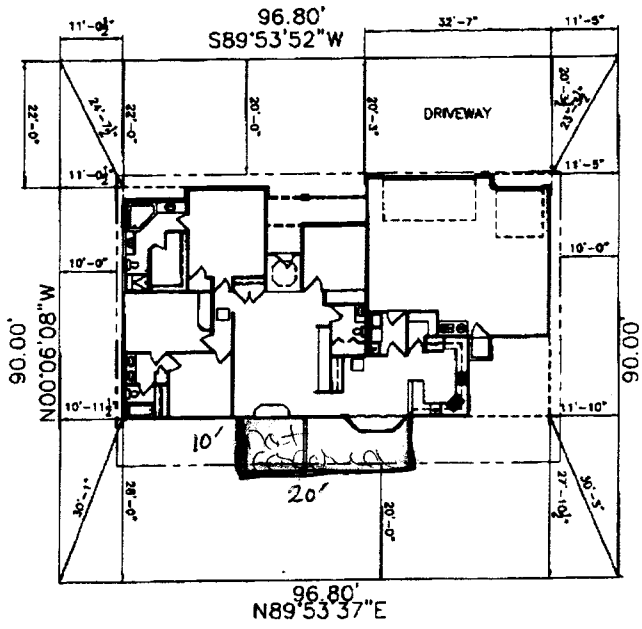
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# FALL VALLEY SUBDIVISION BLOCK 4, LOT 5 FILING 3

2569 SILVER OAK  
1860 3CAR LEFT

APPROVED

## SILVER OAK



*Revised*  
ACCEPTED *2-3-99*  
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.

*Give OK.  
Rick Downs  
2-3-99*

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

7-26-02  
ACCEPTED *Deleen Henderson*  
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.