

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 0000000

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 626 Clearwater Ct TAX SCHEDULE NO. 2945-03A-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
 FILING 2 BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Ruckman Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2555 Fall Valley NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196 USE OF EXISTING BLDGS —
 (2) APPLICANT CASTLE HOMES INC. DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 2555 FALL VALLEY AVE
GRAND JCT, CO 81505
 (2) TELEPHONE 248-9708

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' - house} ~~20' - garage~~ from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2
 Side 10' from PL Rear 20' from PL Special Conditions —
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANNX# —

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 8-27-98
 Department Approval Antonia Costello Date 8-31-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11557
 Utility Accounting J. Adams Date 8-31-98

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)

