

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 66401

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 632 Clearwater Ct. TAX SCHEDULE NO. 2945-034-50-001  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1721  
 FILING 2 BLK 2 LOT 14 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 Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 250-5000 USE OF EXISTING BLDGS —  
 (2) APPLICANT CASTLE HOMES, INC. DESCRIPTION OF WORK AND INTENDED USE: S/F  
 (2) ADDRESS 556 25 ROAD  
GRAND JUNCTION, CO 81503  
 (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' <sup>house</sup> 20' <sup>garage</sup> from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20 from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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 6/15/98

Department Approval K. Valdez Date 8-10-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11509 TR 86180

Utility Accounting [Signature] Date 8-6-98

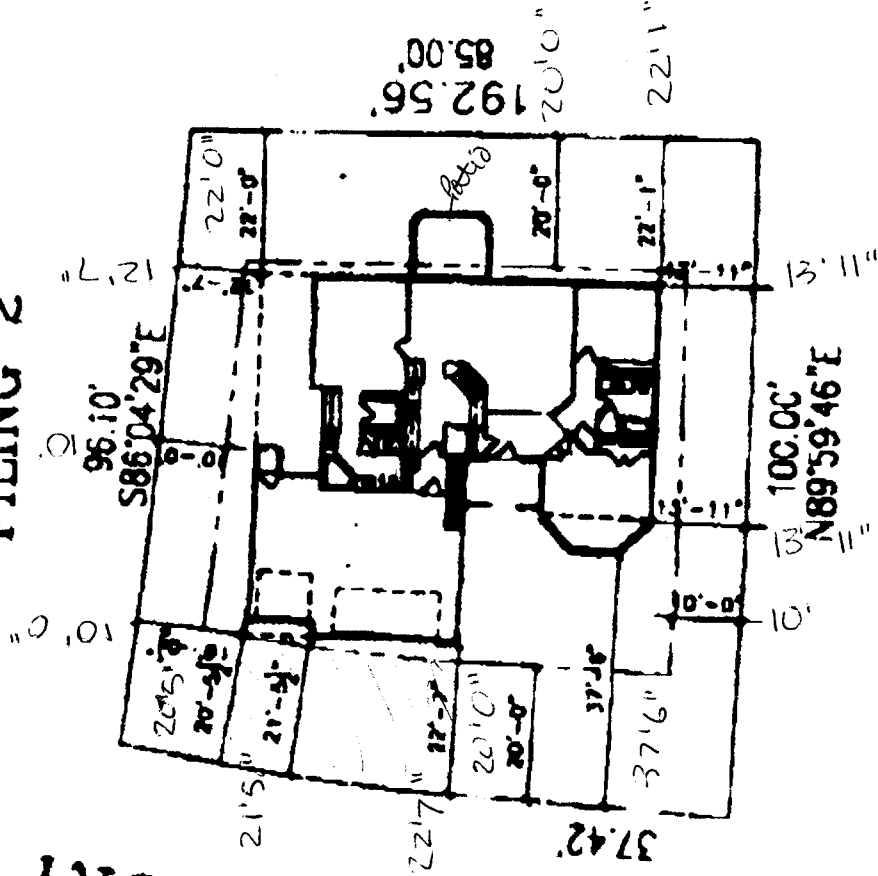
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

FALL VALLEY SUBDIVISION  
BLOCK 1, LOT 14  
FILING 2

CLEARWATER COURT

632  
1721 L



PLAT PLANS



Driveway location OK  
 Paul Harris 8-6-98