

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 1016815

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 641 Clearwater Ct. TAX SCHEDULE NO. 2995-034-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1649
 FILING 2 BLK 1 LOT 8 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 Av NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196 USE OF EXISTING BLDGS NO
 (2) APPLICANT CASTLE HOMES INC. DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 2555 FALL VALLEY AVE
 (2) TELEPHONE GRAND JCT. CO 81505

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 Parking Req'mt 2
 or 20' Garage from property line (PL) 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 Megan D. Horn Date 9-4-98

Department Approval Antonia Costello Date 9-14-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11595

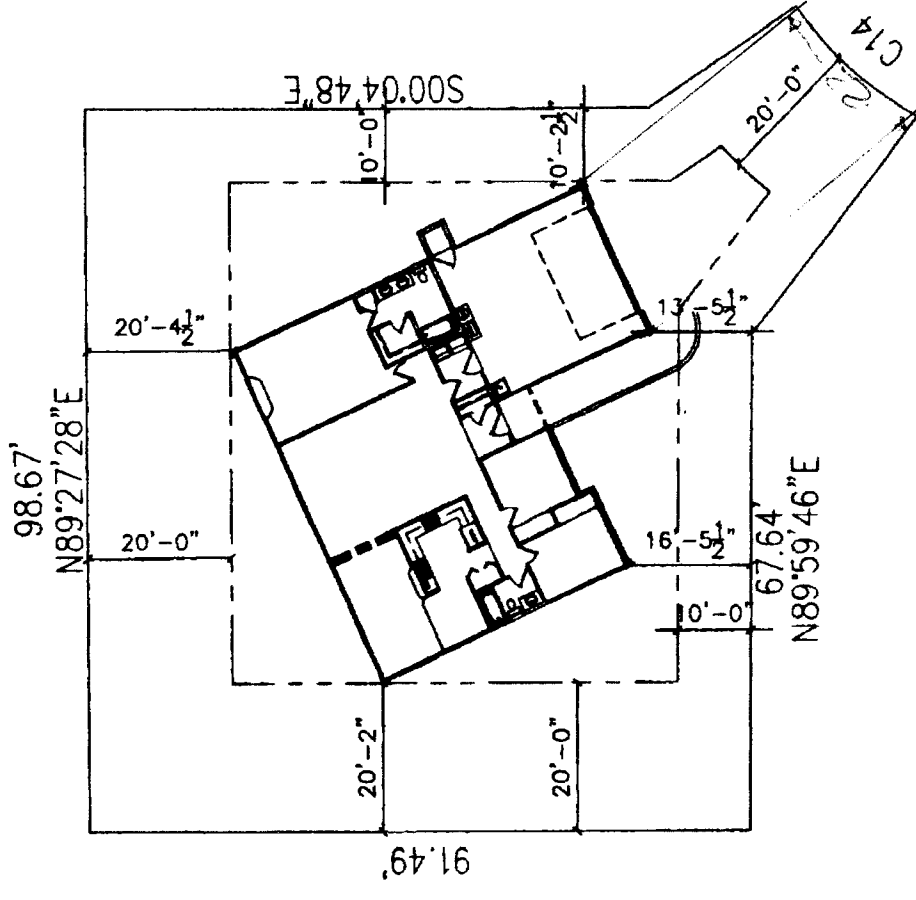
Utility Accounting Judy Shaffer Date 9/14/98

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 8
FILING 2

641 CLEARWATER CT - 1649R



9-14-98
 Drive location O.K.
 Drive location from
 Project 1 + file
 App for each side
 9-10-98

CLEARWATER CT

1. AS THE APPLICANT OF THIS PLAN, I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

ACCEPTED SUC 9-14-98
 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.

APPROVED