

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 72826

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 631 Clearwater Ct. TAX SCHEDULE NO. 2945-034-~~62-001~~ 58-003

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING ~~BLK~~ 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Ruckman Inc. NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2520 FY2 Road NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-9196 USE OF EXISTING BLDGS _____

(2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS _____

(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 PR Maximum coverage of lot by structures _____

SETBACKS: Front 15 (20' for garage) from property line (PL) Parking Req'mt 2

or _____ from center of ROW, whichever is greater Special Conditions _____

Side 10 from PL Rear 20 from PL

Maximum Height 32 CENSUS 10 TRAFFIC 19 ANNEX# _____

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. Johnson Date 11-8-99

Department Approval Kathleen M. Parker Date 11-22-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12716

Utility Accounting T. Bewsley Date 11/22/99

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.

FALL VALLEY SUBDIVISION BLOCK 1, LOT 3 FILING 2

1559 SF

KP 11-22-99

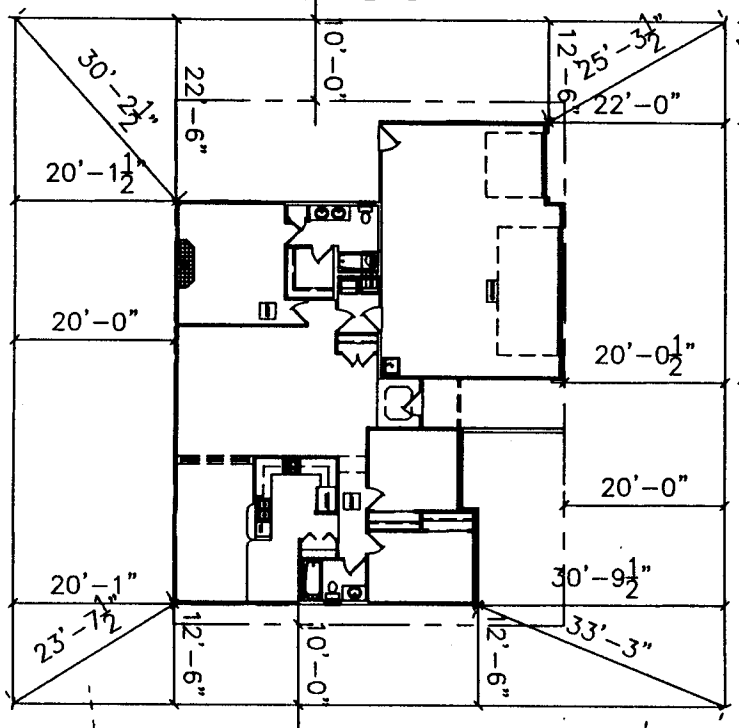
PROPERTY SURVEY
BY
DATE

Handwritten: DRIVE O.K.
6/11/99

7548.9
SQ. FT.

Handwritten: 25 1/2 Rd

85.00'

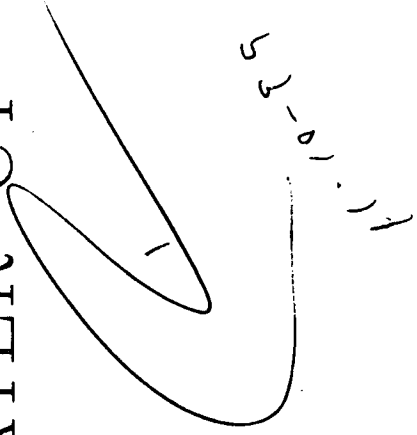


Handwritten: 14' multi-purpose easement

Handwritten: 14' Multi-purpose easement

631 CLEARWATER CT

85.00'



PLOT PLAN

SCALE: 1/8" = 1'-0" (EX WHERE NOTED)

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1559 SF

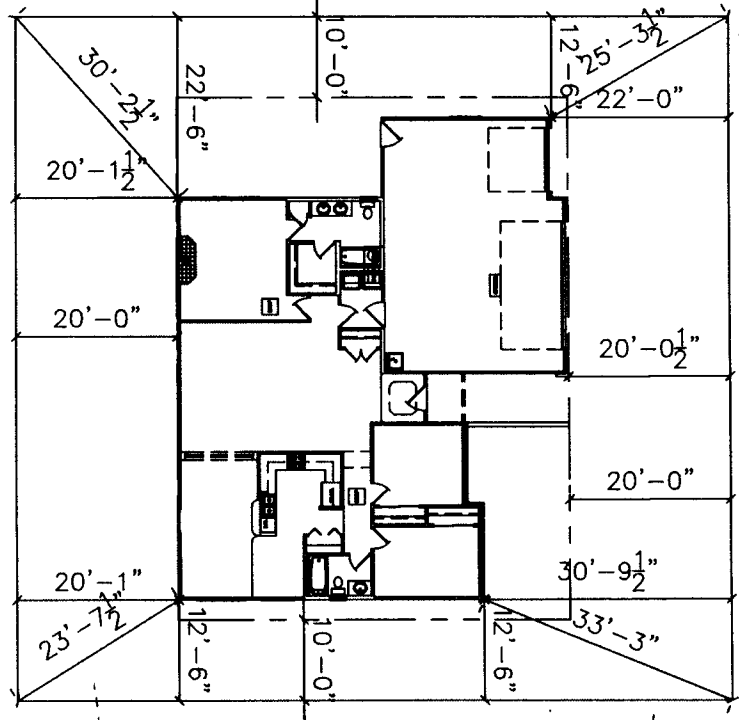
FALL VALLEY SUBDIVISION
BLOCK 1, LOT 3
FILING 2

KP 11-22-99

Handwritten: DRIVE O.K. 11/11/99

Handwritten: 25 1/2 Rd

85.00'



12'-5 1/2"
32'-4"
85.00'

631 CLEARWATER CT

Handwritten: 55'-0 1/2"

Handwritten: 14' multi-purposing
purpose easement

Handwritten: 14' Multi-purposing
easement

7548.9
SQ. FT.

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