

FEE \$	10.00
TCP \$	∅
SIF \$	292.00



BLDG PERMIT NO. 12024

EX

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 636 Shadowood Ct. TAX SCHEDULE NO. 2945-034-62-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1532

FILING<sup>3</sup>BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER RUCKMAN INC. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2520 F 1/2 Rd. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Owner USE OF EXISTING BLDGS NO

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: SFR

(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-2.9 Maximum coverage of lot by structures —

SETBACKS: Front 15' from property line (PL) Parking Req'mt —  
or — from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions Garage - 20' front setback from P/L.

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 9-3-205, 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. Jorch Date 9-13-99

Department Approval Patricia Paniel Date 9-22-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12589

Utility Accounting Ch Marshall Cole Date 9/24/99

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)

NOTED:  
1. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY DETAILS  
AND DIMENSIONS FROM THE SURVEYOR'S FIELD NOTES.

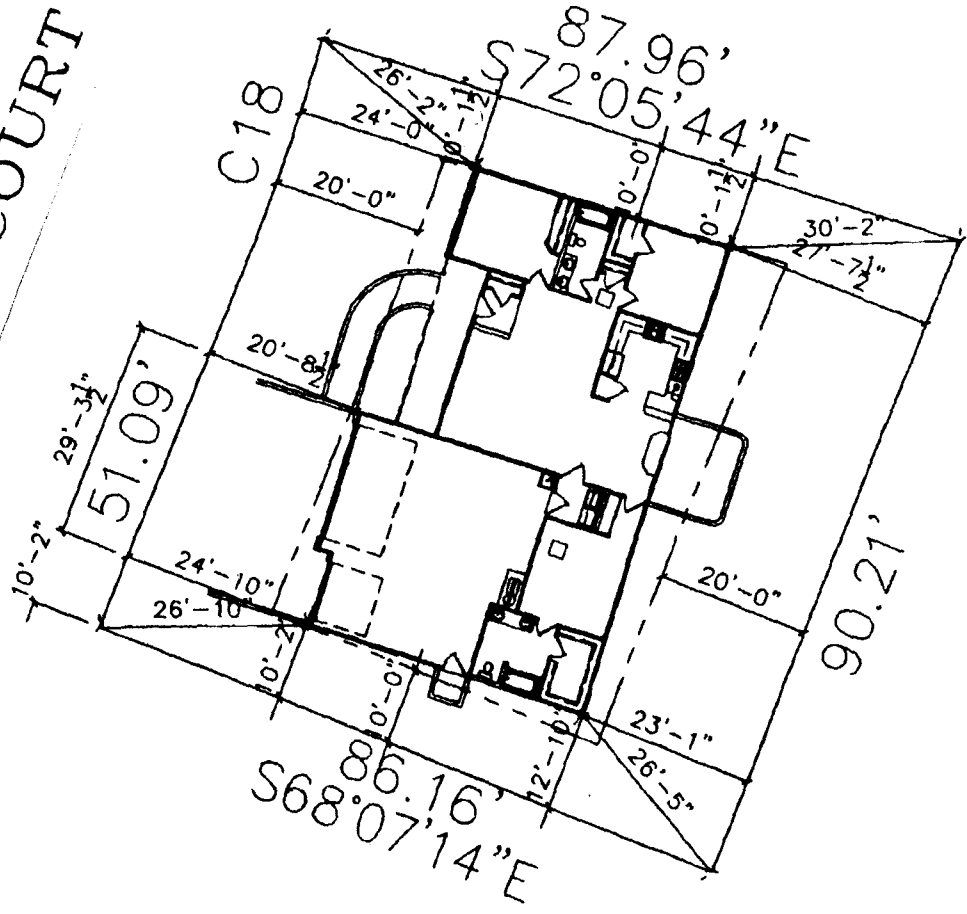
FALL VALLEY SUBDIVISION  
BLOCK 3, LOT 3  
FILING 3

1543 RIGHT

ACCEPTED *ea* 9-22-99

PROPERTY EASEMENTS  
AND PROPERTY LINES.

*636 SHADOWWOOD COURT*



9/20/99  
DRIVE O.K.  
*Km-r/pa*

SEP-16-99 03:10 AM

P.01