

FEE \$	10.00
TCP \$	—
SIF \$	292.92



BLDG PERMIT NO.	72825
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>639 Shadowwood Ct.</u>	TAX SCHEDULE NO. <u>2945-034-62-001</u> 68-002
SUBDIVISION <u>Fall Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1401</u>
FILING ³ BLK <u>1</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>Rickman Inc.</u>	NO. OF DWELLING UNITS BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2520 F 1/2 Road</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-9196</u>	USE OF EXISTING BLDGS <u>—</u>
(2) APPLICANT <u>owner</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>SFR</u>
(2) ADDRESS <u>—</u>	
(2) TELEPHONE <u>—</u>	

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 <u>PR 2.9</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>15'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater	Parking Req'mt <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>Garage front is 20'</u>
Maximum Height <u>32'</u>	CENSUS <u>10</u> TRAFFIC <u>19</u> ANNEX# <u>—</u>

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 <u>Melanie D. Fort</u>	Date <u>11-8-99</u>
Department Approval <u>[Signature]</u>	Date <u>11/17/99</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12'00

Utility Accounting [Signature] Date 11-17-99

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

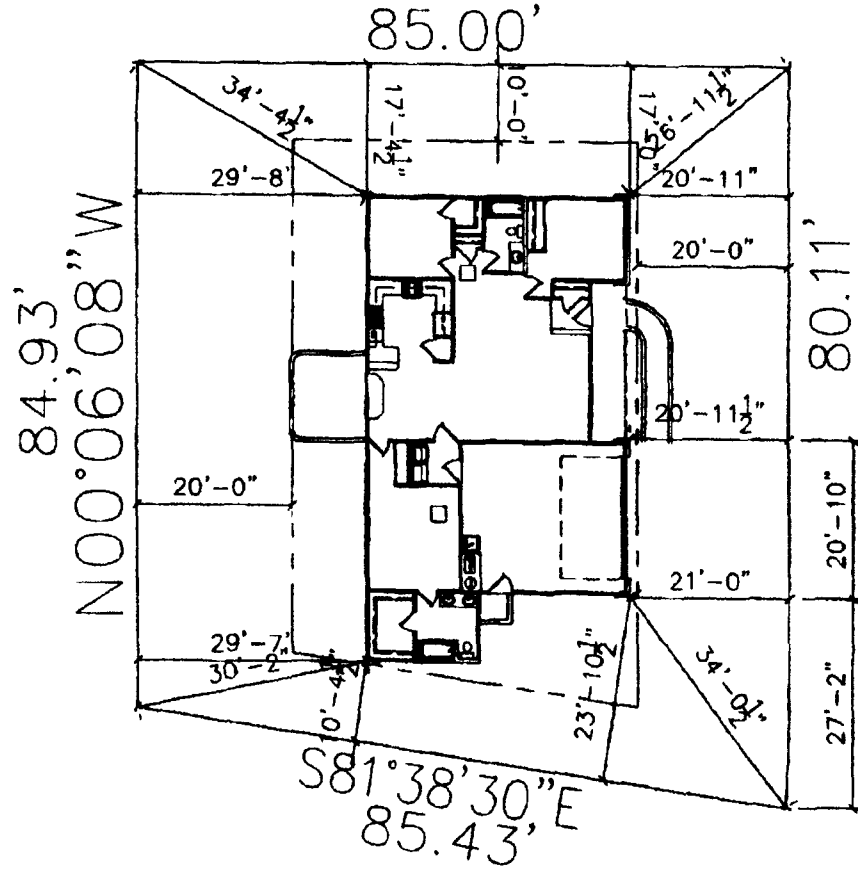
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. I & THE RESPONSIBILITY OF THE ENGINEER OR OTHER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

1401 LEFT

FALL VALLEY SUBDIVISION BLOCK 1, LOT 2 FILING 3

NOV-09-99 01:06 AM



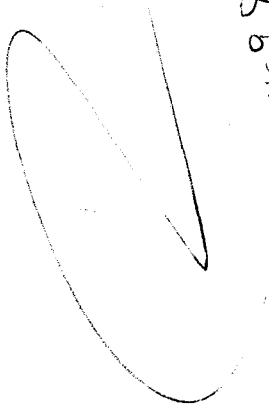
639 SHADOWWOOD

11/11/99
DRIVE O.K.

1/6-1/16

11/17/99
MAYOR

1/18/00



11-8-99