

FEE \$	10.00
TCP \$	-
SIF \$	292.00



BLDG PERMIT NO. 177139

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 630 Shadowood Ct. TAX SCHEDULE NO. 2945-034-68-008

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1513

FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER Ruckman Inc. NO. OF DWELLING UNITS BEFORE: 6 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 651 Gemstone Way NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-9196 USE OF EXISTING BLDGS NO

(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 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

Maximum Height 32' CENSUS 10 TRAFFIC 19 ANN#

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. Hoch Date 10-2-00

Department Approval Misha Pragon Date

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13499

Utility Accounting Date 10/25/00

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

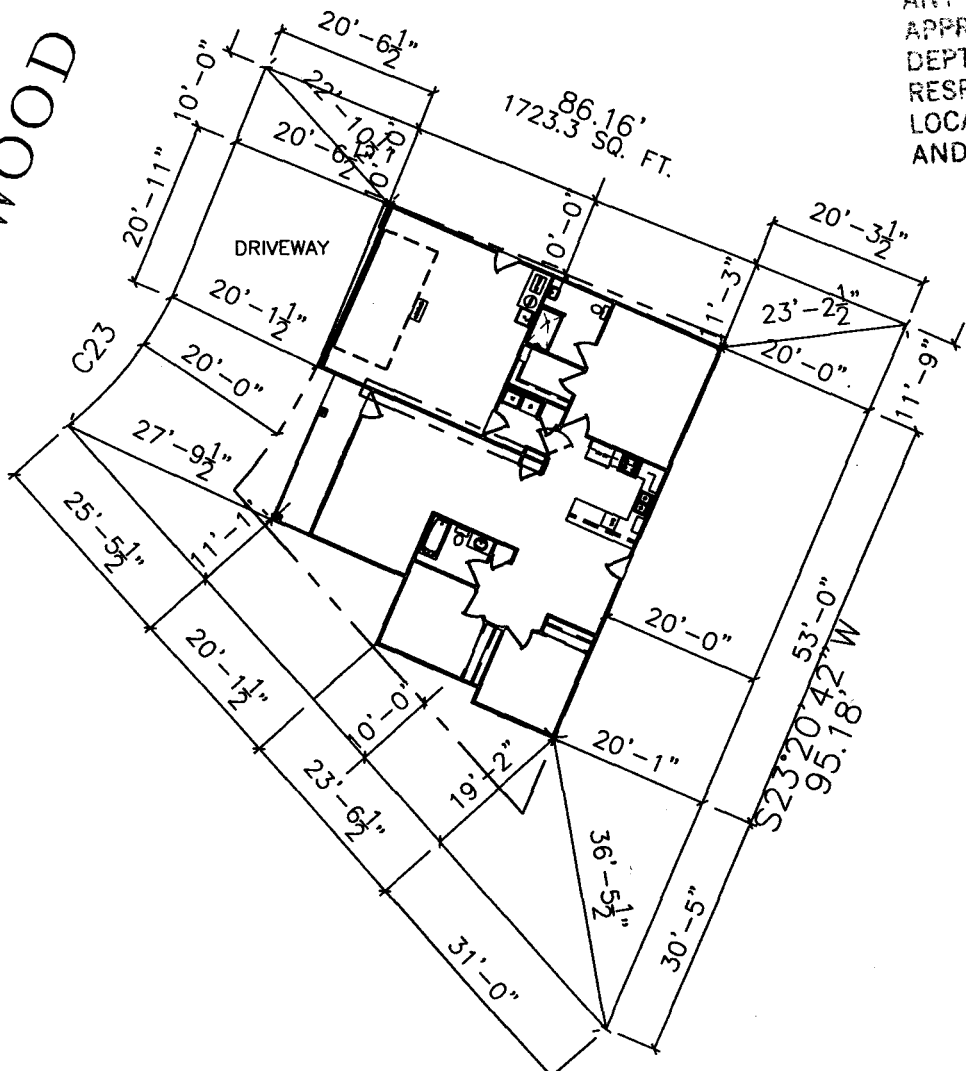
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 3, LOT 3 FILING 3

630 SHADOWWOOD COURT

10/10/00
DRIVE OK
MH



ACCEPTED *Michelle Aragon 10/25*
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.