

FEE \$	10.-
TCP \$	—
SIF \$	292



BLDG PERMIT NO. 66416

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 639 Hunter Creek Dr. TAX SCHEDULE NO. 2915-034-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1423 L
 FILING 2 BLK 2 LOT 9 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 Ave NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 250-5000 USE OF EXISTING BLDGS —
 (2) APPLICANT CASTLE HOMES, INC. 556 25 ROAD DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS GRAND JUNCTION, CO 81505 (2) TELEPHONE 248-9708

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 RR-2.9 Maximum coverage of lot by structures _____
20' garage
 SETBACKS: Front 15 from property line (PL) Parking Req'mt 2
 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# _____

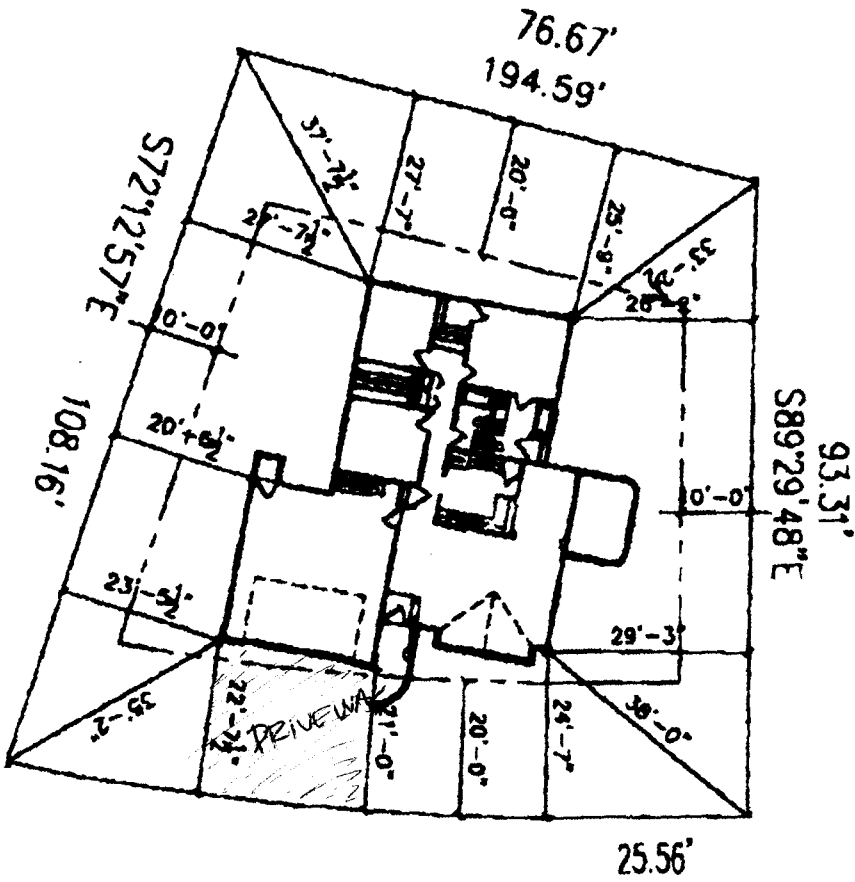
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Melanie Herb Date 8-4-98
 Department Approval K. Valdez Date 8-17-98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11529
 Utility Accounting R. Raymond Date 8/17/98

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 2, LOT 9
 FILING 2

HUNTER CREEK

639 HC
 1423 L

8-9-98
 [Signature]
 8-17-98

ACCEPTED
 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.

DRIVEWAY
 LOCATION o.k.
 [Signature]
 8/4/98

DEPARTMENT OF PLANNING
 1000 1/2 S. 1st Street, Suite 1000
 Phoenix, AZ 85004