

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 105278

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 641 Hunter Creek Dr. TAX SCHEDULE NO. 2945-034-50-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1856

FILING 2 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER ~~Eric~~ Terry Ruckman NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2825 Beachwood

(1) TELEPHONE 250-5000 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO

(2) ADDRESS 556 25 Road DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 248-9708 SFR

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'} 20' garage 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 ANN# _____

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 D. Lock Date 5/26/98

Department Approval Antonio Costello Date 5-26-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11321

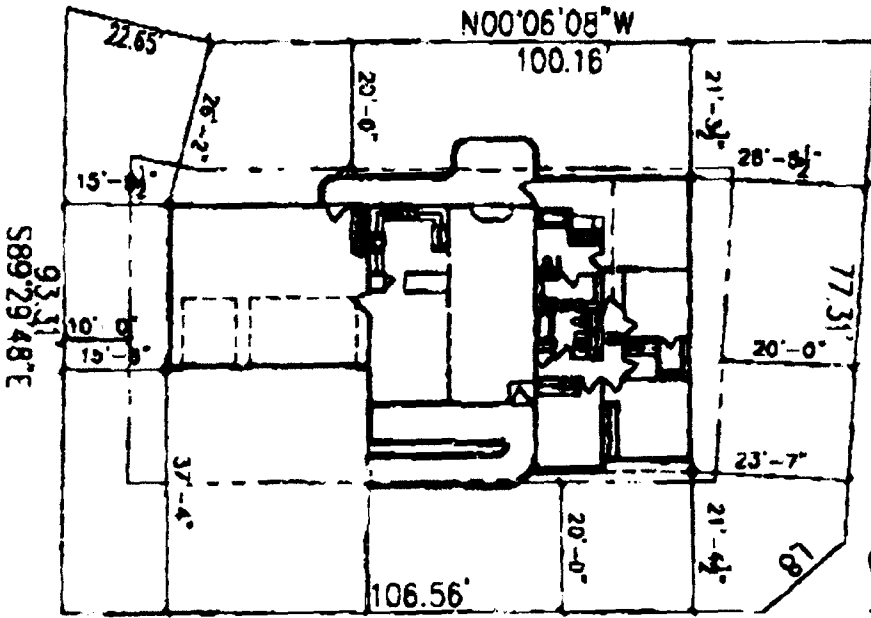
Utility Accounting [Signature] Date 5/26/98

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)

ACCEPTED SLC 5-26-98
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.

FALL VALLEY SUBDIVISION
BLOCK 2, LOT 8
FILING 2
641



DRIVING DIRECTIONS
SEE MAP FOR DRIVEWAY LOCATION

93.31'
589.29.48'E

HUNTER CREEK

APPROVED

OK
[Signature]

5-20-98

DRIVEWAY LOCATION
O.K.
De Ashlock
5/21/98