

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 66637

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 642 Hunter Creek TAX SCHEDULE NO. 2945-034-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1414
 FILING 2 BLK 4 LOT 1 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
 (1) TELEPHONE 290-5000 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CASTLE HOMES, INC. USE OF EXISTING BLDGS NO
556 25 ROAD
 (2) ADDRESS GRAND JUNCTION, CO 81505 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 PR2.9 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 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. Hoch Date 8/21/98
 Department Approval Ronnie Edwards Date 8/27/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11599
 Utility Accounting [Signature] Date 8/27/98

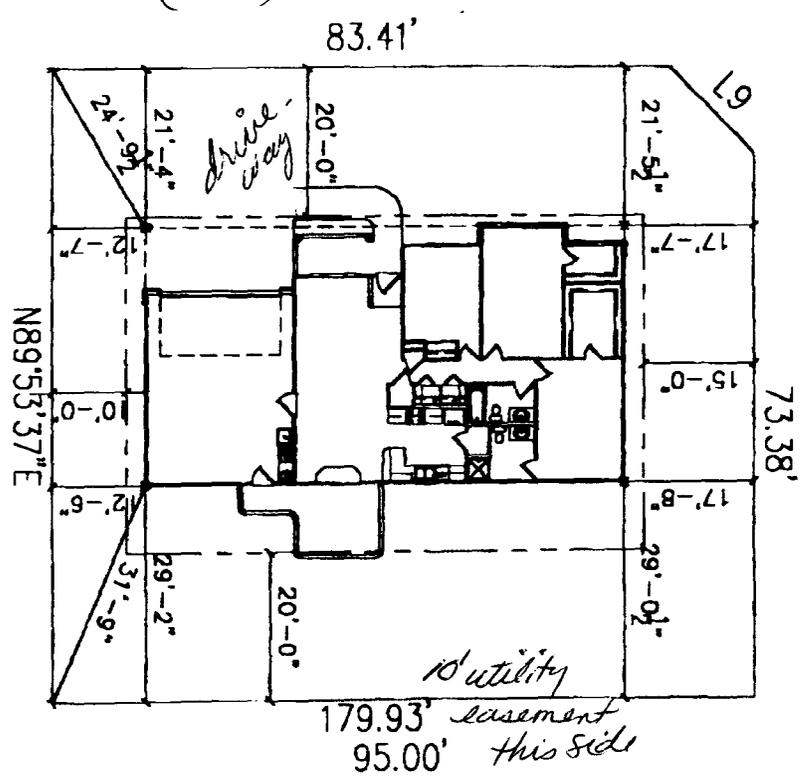
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

FRONT

HUNTER CREEK

(642)



FALL VALLEY SUBDIVISION
 BLOCK 4, LOT 1
 FILING 2

FOREST HILLS
 AVE.
 642 HUNTER
 1414 L

8-23-98

REMOVED

Show and dimension
 the drive
 Rich Downs 8-26-98

ACCEPTED *Ronnie* 8/27/98
 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.

CK