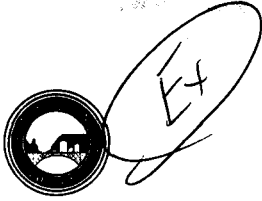


FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO.	72587
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2568 SILVER OAK CT TAX SCHEDULE NO. 2945-03A-62-001

SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1856

FILING ~~BLK~~ 5 LOT 1 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER RUCKMAN INC. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2520 FYZ ROAD 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 0

SETBACKS: Front 15' from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 30' from PL Special Conditions None

Maximum Height 32 ft

CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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. Storch Date 10-22-99

Department Approval Luigi V. Bonner Date 11-1-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12079

Utility Accounting None Date 11/1/99

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)

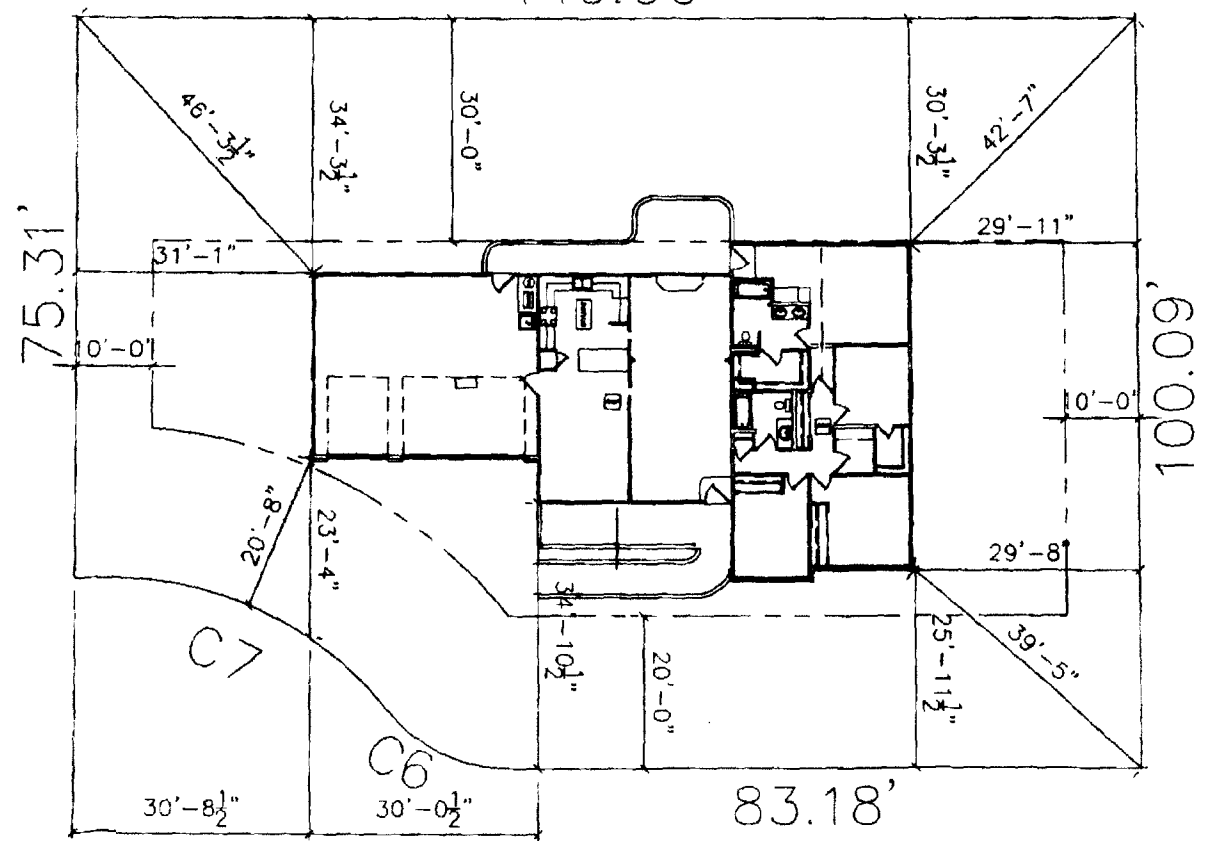
NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY LOCAL  
AND NEIGHBORHOOD ZONING AND REGULATIONS PRIOR TO CONSTRUCTION.

# FALL VALLEY SUBDIVISION BLOCK 5, LOT 1 FILING 3

1856 LEFT  
*John V. Brown*

LOT 1  
13141.1 SQ. FT.

140.00'



10/26/99  
DRIVE O.K.  
*John V. Brown*

*[Handwritten signature]*  
10-25-99

2568 SILVER OAK

OCT-26-99 11:57 PM