

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



BLDG PERMIT NO. 07448

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2551 Forest Hills Ave TAX SCHEDULE NO. 2945-034-59-001  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1812  
 FILING 2 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Castle, Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
2555 Fall Valley  
 (1) ADDRESS GRAND JUNCTION, CO 81505  
 (1) TELEPHONE 241-9196 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Castle Homes USE OF EXISTING BLDGS NO  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: SFR  
 (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' / 20' 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 Amy Fitzgerald Date 10-23-98  
 Department Approval Scott Castellano Date 10-28-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11710 TR 87266  
 Utility Accounting Richardson Date 10-28-98

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 1

### FILING 2

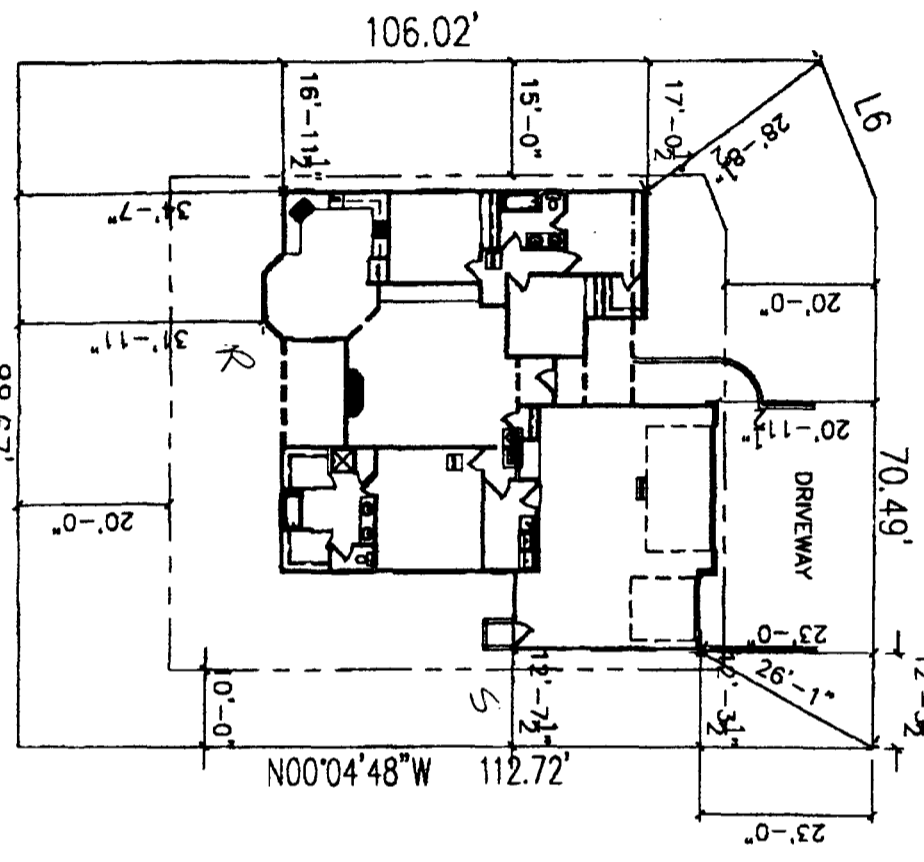
### 2551 FOREST HILLS

### FOREST HILLS

### 1812 L

25-18.c/

## 25-1/2 RD



ACCEPTED *500 10-28-98*  
 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.

*Divide OK  
 Rich Davis  
 10-26-98*