

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



BLDG PERMIT NO. 67238

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2556 Forest Hill Av. TAX SCHEDULE NO. 2495-C3A-50-CC3  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION WYOMA 1950  
 FILING 2 BLK 3 LOT 3 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 Av.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Castle Homes. USE OF EXISTING BLDGS NC  
 (2) ADDRESS 2555 Fall Valley Av. 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' from property line (PL) Parking Req'mt 2 spaces  
 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# \_\_\_\_\_

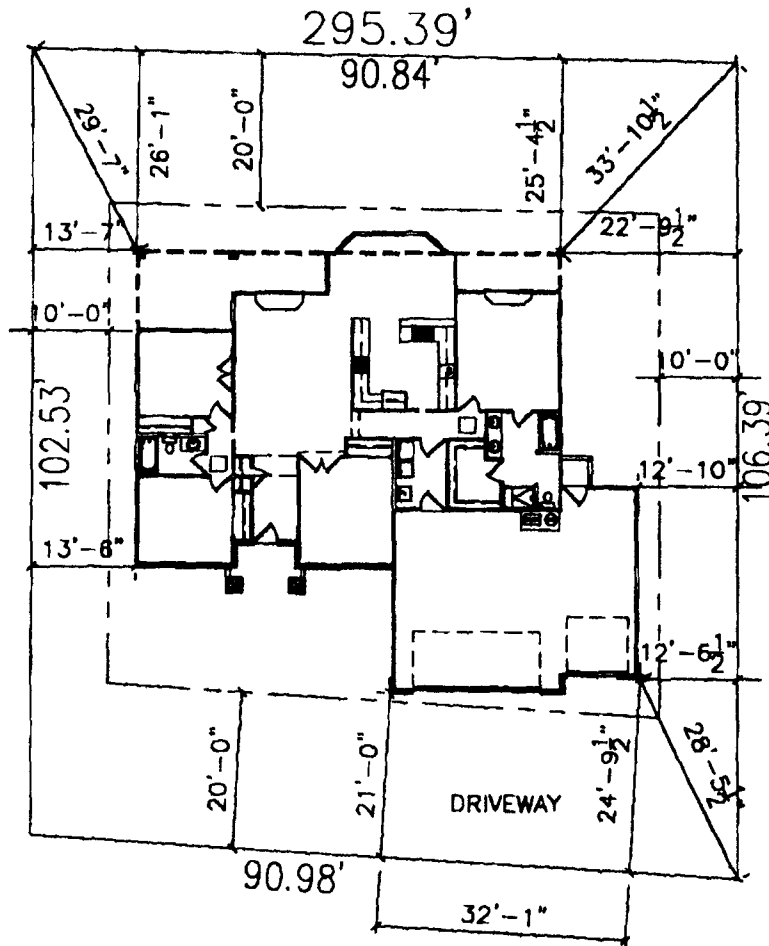
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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'Arcy Date 10/1/98  
 Department Approval Kathy Porter Date 10/22/98  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11693  
 Utility Accounting [Signature] Date 10-22-98

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 3, LOT 3  
 FILING 2  
 2556 FOREST HILLS



**APPROVED**

ACCEPTED *RP 10/22/98*  
 ANY CHANGE IN DISTRICTS OR ZONING  
 APPLIED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*[Signature]*  
 10-9-98

*Quinn Ok  
 Rick Davis  
 10-12-98*

FOREST HILLS