

FEE \$	1000
TCP \$	-
SIF \$	29250



BLDG PERMIT NO. 07240

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2554 Forest Hills TAX SCHEDULE NO. 2945-034-60-002
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1704
 FILING 2 BLK 3 LOT 2 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.
 (1) TELEPHONE 241-9196 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO
 (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 O'Leary Date 10/12/98

Department Approval Antonia Pastello Date 10-28-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #1711TR87265

Utility Accounting Chris... Date 10-28-98

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

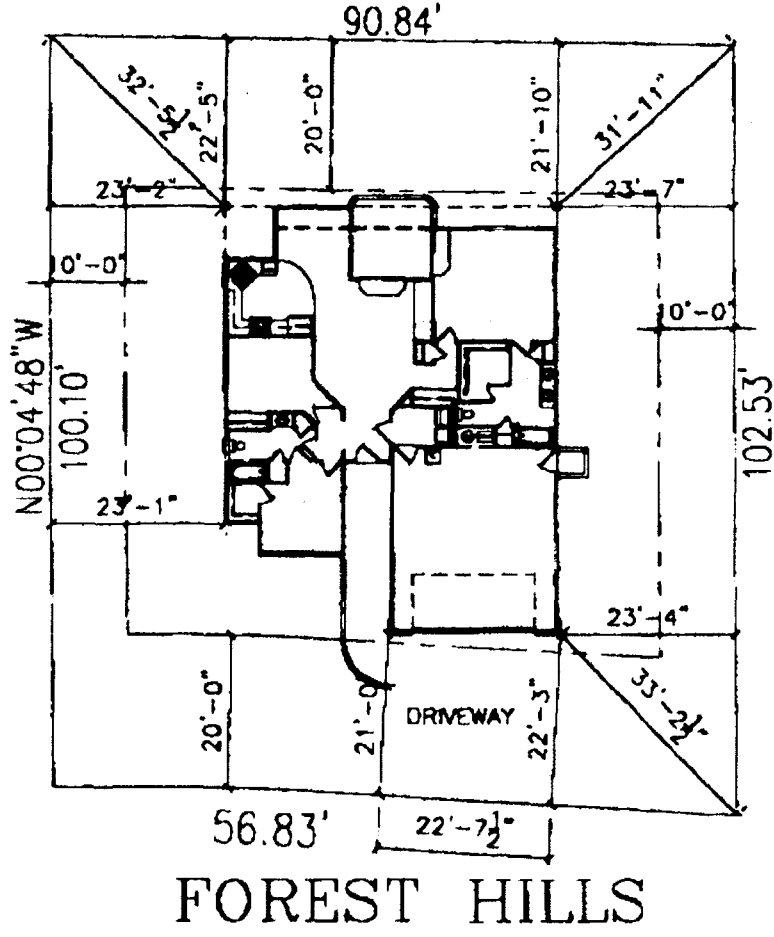
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

RECEIVED
OCT 26 1998
BY: _____

FALL VALLEY SUBDIVISION
BLOCK 3, LOT 2
FILING 2
2554 FOREST HILLS

1465 R

ACCEPTED See 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.



FOREST HILLS

[Handwritten Signature]
10-26-98
David
Tuck
10-28-98

Oct-27-98 20:46

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