

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. W6552

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 2557 Forest Hills Ave TAX SCHEDULE NO. 2945-034-50-001  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409  
 FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER Ruckman Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 5 THIS CONSTRUCTION  
 (1) ADDRESS 2555 Fall Valley Ave  
 (1) TELEPHONE 250-9000 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT CASTLE HOMES, INC. USE OF EXISTING BLDGS —  
556 25 ROAD  
 (2) ADDRESS GRAND JUNCTION, CO 81505 DESCRIPTION OF WORK AND INTENDED USE: —  
 (2) TELEPHONE 248-4708 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 PH-2.9 Maximum coverage of lot by structures —  
 SETBACKS: Front 15' house from property line (PL) Parking Req'mt 2  
 or 20' garage 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 McLane D. Flock Date 8/17/98  
 Department Approval Antonia Castella Date 8-31-98  
 Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. 11556  
 Utility Accounting J. Adams Date 8-31-98

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)

