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BLDG PERMIT NO. 67819

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

BLDG ADDRESS 2561 Forest Hills TAX SCHEDULE NO. 2945-034-59-006
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1850~~ 1409
 FILING 2 BLK 6 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 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-9196 USE OF EXISTING BLDGS NO
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: SFR
 (2) ADDRESS 2555 Fall Valley
 (2) TELEPHONE 248-9708

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 20' - Garage from property line (PL) Parking Req'mt 2
 or 15' - house 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 Hoch Date 10/9/98
 Department Approval A. Valdez Date 12-2-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11794
 Utility Accounting Adams Date 12-2-98

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

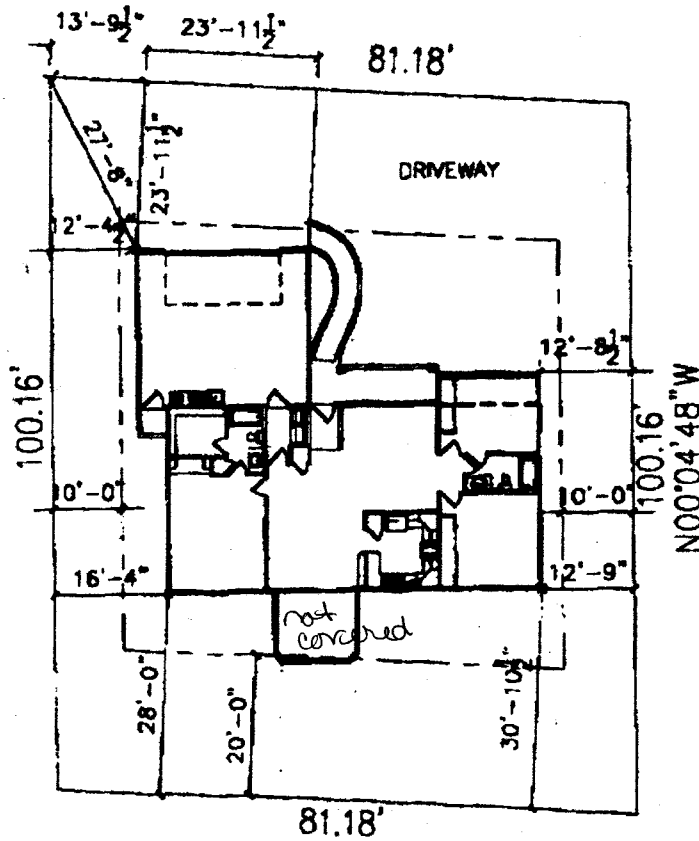
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FALL VALLEY SUBDIVISION BLOCK 2, LOT 6 FILING 2

2561 FOREST HILLS

FOREST HILLS AVE

ACCEPTED *XV 12-1-98*
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.



*DRIVEWAY LOCATION
O.K.
De Cabbler
11/30/98*

[Handwritten signature]
11-30-98

1409 R