

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 100415

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2566 Forest Hills Ave TAX SCHEDULE NO. 2945-034-50-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1409

FILING 2 BLK 3 LOT 8 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 Ave NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 250-5000 USE OF EXISTING BLDGS NO

(2) APPLICANT CASTLE HOMES, INC.
5500 1st St

(2) ADDRESS GRAND JUNCTION CO 81505 DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 248-9709

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' 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 Mecanic Herz Date 8-3-98

Department Approval Antonio J. Castello Date 8-14-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11525

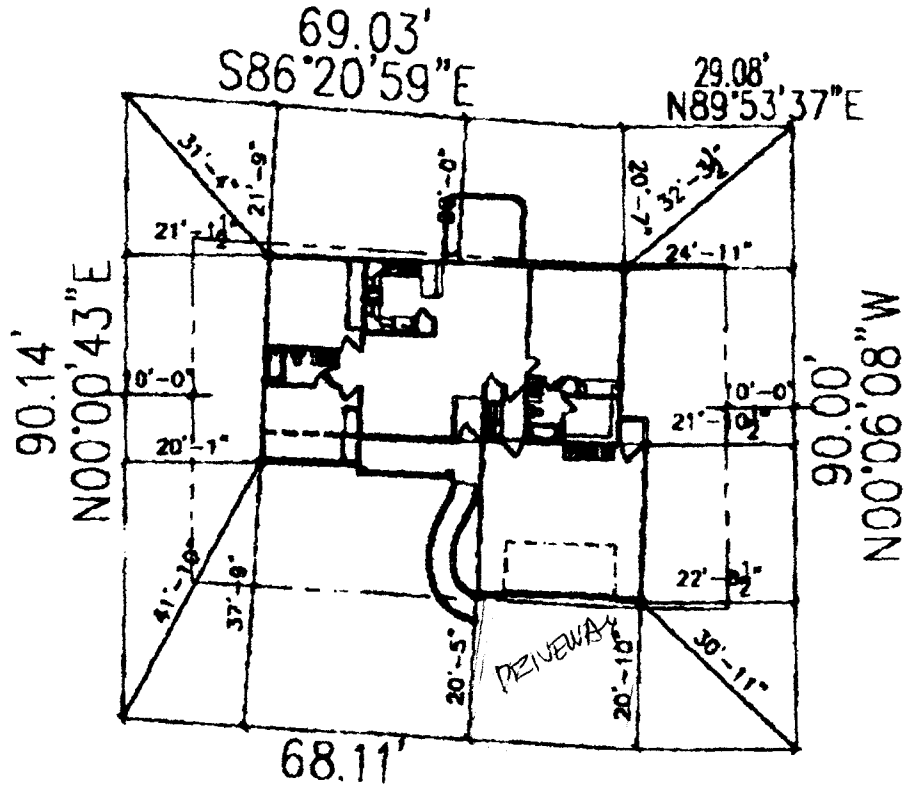
Utility Accounting CM Cole Date 8/13/98

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 8
 FILING 2

2566
 1409 R



FOREST HILLS AVE

ACCEPTED SLC 8-14-98
 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 OK
[Signature]
 8/4/98

[Signature]

8-3-98

PLAT PLAN
 SCALE: 1/8" = 1'-0" (SHOW TRUE AREA)