FEE $	0.00
TCP $	0
SIF $	292.00

BLDG PERMIT NO. 6 7423

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2563 Forest Hills Av

TAX SCHEDULE NO. 2945-034-59-007

SUBDIVISION Fall Valley

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1465

FILING 2 BLK B LOT 7

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: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Castle Homes Inc.

USE OF EXISTING BLDGS —

(2) ADDRESS 2555 Fall Valley

DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 248-9708

SFR

REQUIRED: One plot plan, on 8 ½" 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'-Min 20'-gar. from property line (PL) or — from center of ROW, whichever is greater

Parking Req'mt 2

Special Conditions

Side 10' from PL Rear 20' from PL

Maximum Height 32'

CENSUS 10 TRAFFIC 19 ANNX#

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 Fech Date 10/19/98

Department Approval Santa J Costello Date 11-4-98

Additional water and/or sewer tap fee(s) are required: YES ✓ NO ____ W/O No. #11728 #28736

Utility Accounting C Richardson Date 11-4-98

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 7
FILING 2
2563 FOREST HILLS

1465 L

FOREST HILLS

ACCEPTED SLC 11-4-98
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

OCT-20-98 03:58 AM

P.02