

FEE \$	12.00
ICP \$	0
SIF \$	292.00



BLDG PERMIT NO. 67423

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 7 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. NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-7196 USE OF EXISTING BLDGS —
 (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 PK 2.9 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' - 11' 32" from property line (PL) Parking Req'mt 2
 or 20' gar. 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 Melanie D. Hoch 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 TR8736

Utility Accounting Chick Anderson 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)

NOTES:
1. IT IS THE RESPONSIBILITY OF THE CALLER OR OWNER TO VERIFY DETAILS
AND CONDITIONS PRIOR TO CONSTRUCTION.

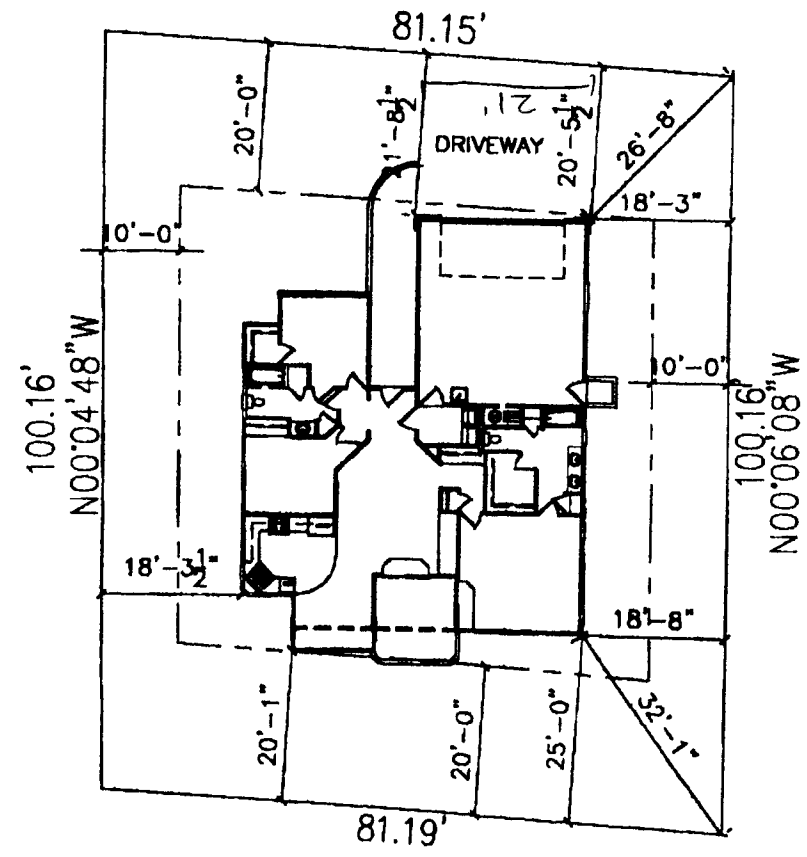
FALL VALLEY SUBDIVISION BLOCK 2, LOT 7 FILING 2 2563 FOREST HILLS

1465 L

*85-52-01
10-23-98
Mark
W. O/K
85-10-01*



FOREST HILLS



ACCEPTED 5/21/98
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.