

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO.	68343
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2555 Forest Hills</u> SUBDIVISION <u>Fall Valley</u> FILING BLK <u>2</u> LOT <u>3</u> (1) OWNER <u>Castle, Inc.</u> (1) ADDRESS <u>2555 Fall Valley Ave.</u> <u>Grand Junction, CO 81505</u> (1) TELEPHONE <u>241-9196</u> (2) APPLICANT <u>Castle, Inc.</u> (2) ADDRESS <u>2555 Fall Valley Ave.</u> <u>Grand Junction, CO 81505</u> (2) TELEPHONE <u>241-9196</u>	TAX SCHEDULE NO. <u>2945-034-59-003</u> SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>10804.10</u> SQ. FT. OF EXISTING BLDG(S) <u>—</u> NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION USE OF EXISTING BLDGS <u>NO</u> DESCRIPTION OF WORK AND INTENDED USE: <u>SFR</u>
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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 <u>PR-2.9</u> SETBACKS: Front <u>15'</u> from property line (PL) or <u>—</u> from center of ROW, whichever is greater Side <u>10'</u> from PL Rear <u>20'</u> from PL Maximum Height <u>32'</u>	Maximum coverage of lot by structures <u>—</u> Parking Req'mt <u>2</u> Special Conditions <u>—</u> CENSUS <u>10</u> TRAFFIC <u>19</u> ANN# <u>—</u>
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Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 <u>Melanie D. Hoch</u>	Date <u>1-14-99</u>
Department Approval <u>K. Vande...</u>	Date <u>1-19-99</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>11875</u>	
Utility Accounting <u>K. Dunca</u>	Date <u>1/19/99</u>

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)

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

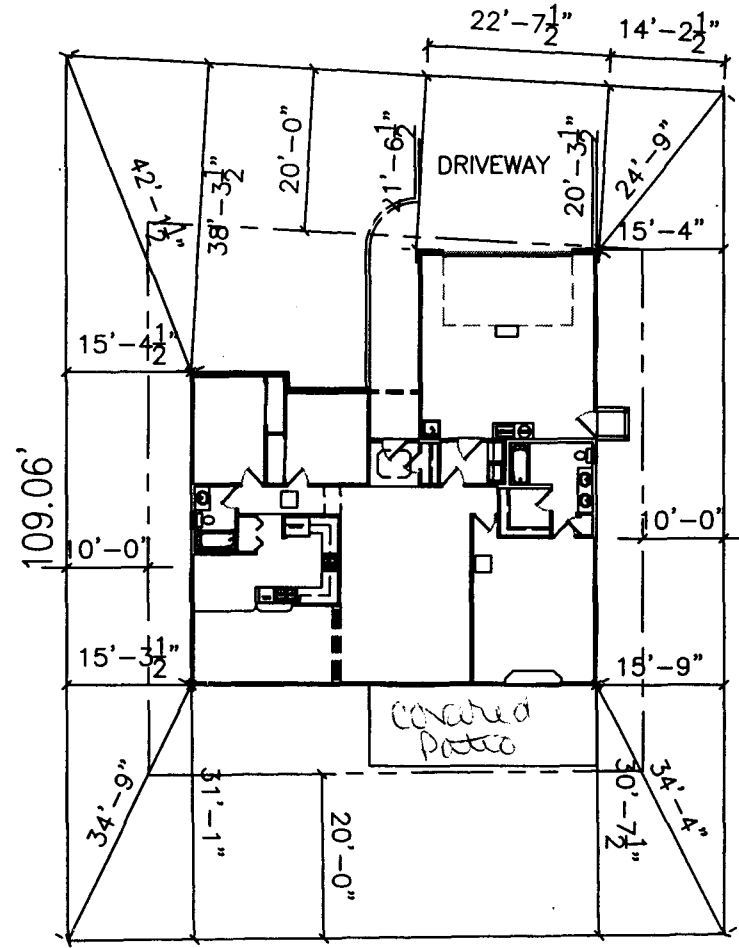
FALL VALLEY SUBDIVISION

BLOCK 2, LOT 3

FILING 2

FOREST HILLS AVE

81.18'



1-14-99

*Done OK
Rick Roney
1-18-99*

ACCEPTED *ZV 1-19-99*
ANY CHANGE OF SETBACKS OR
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

2555 FOREST HILLS

PLOT PLAN

SCALE: 1/8" = 1'-0" (EX 3/4" WHERE NOTED)