

FEE \$	10 <sup>-</sup>
TCP \$	—
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO.	68586
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## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

*(Handwritten initials)*

BLDG ADDRESS 2570 Forest Hills Av TAX SCHEDULE NO. 2945-03A-62-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1704

FILING<sup>3</sup>BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle Homes, Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2555 Fall Valley Av. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 248-9708 USE OF EXISTING BLDGS NO

(2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) ADDRESS Same

(2) TELEPHONE \_\_\_\_\_

**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 15' from 20' @ garage property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ 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 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 Melanie D. Gosh Date 2/4/99

Department Approval Ronnie Edwards Date 2/9/99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 11913

Utility Accounting Dotter Kanover Date 2/9/99

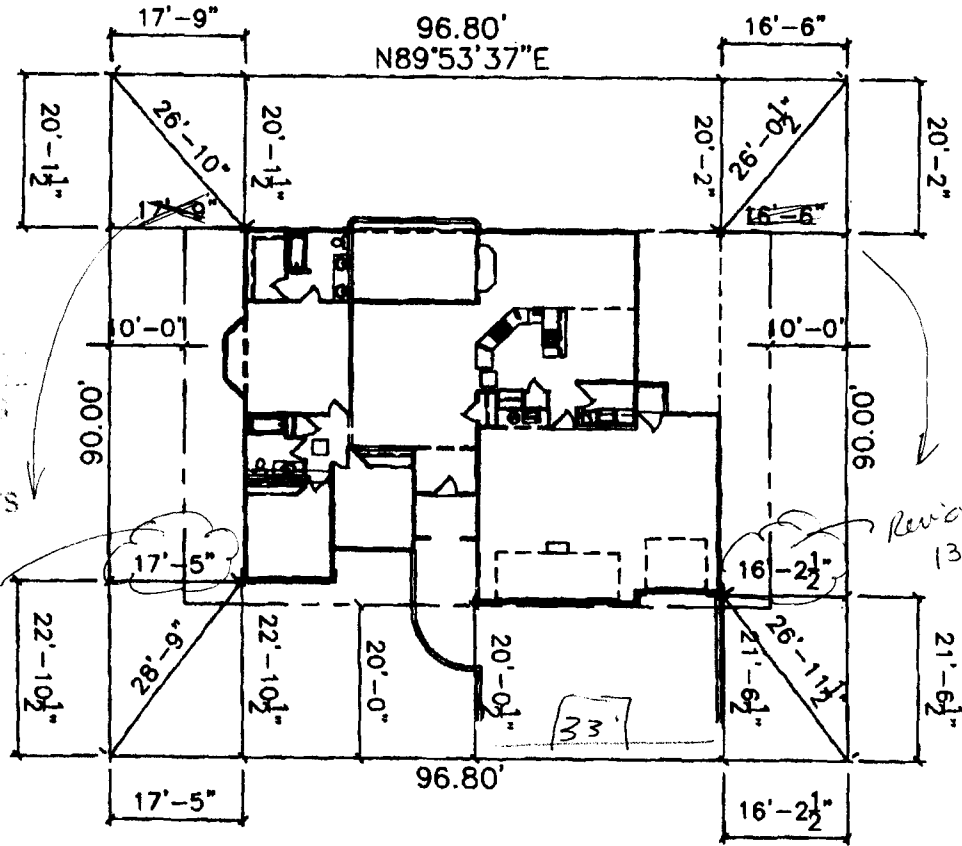
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1. IT IS THE RESPONSIBILITY OF THE SURVEYOR OR OTHER TO VERIFY BOUNDS AND EXISTING RIGHTS OF ENCUMBRANCE.

# 1704R SPECIAL PLAN

# FALL VALLEY SUBDIVISION BLOCK 4, LOT 3 FILING 3



*Wind Down  
2/4/99*

ACCEPTED *Ronne 2/9/99*  
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.

*Revised  
19'-11"*

*Revised to  
13'-8"*

## 2570 FOREST HILLS AVENUE

APPROVED  
JAN 6 1999  
BY:

P.01