

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 69006

4A

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2572 Forest Hills Av. TAX SCHEDULE NO. 2945-034-62-~~016~~ ⁰¹⁶

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648

FILING ³BLK 4 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER Castle 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

(2) APPLICANT Castle Homes Inc. USE OF EXISTING BLDGS NO

(2) ADDRESS 2555 Fall Valley Av. DESCRIPTION OF WORK AND INTENDED USE: SFR

(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 PR 2.9 Maximum coverage of lot by structures _____

SETBACKS: Front 15'/20' @ garage from 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 ANN# _____

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. Koch Date 3/5/99

Department Approval Ronnie Edwards Date 3/12/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12016

Utility Accounting V. Duncan Date 3/12/99

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

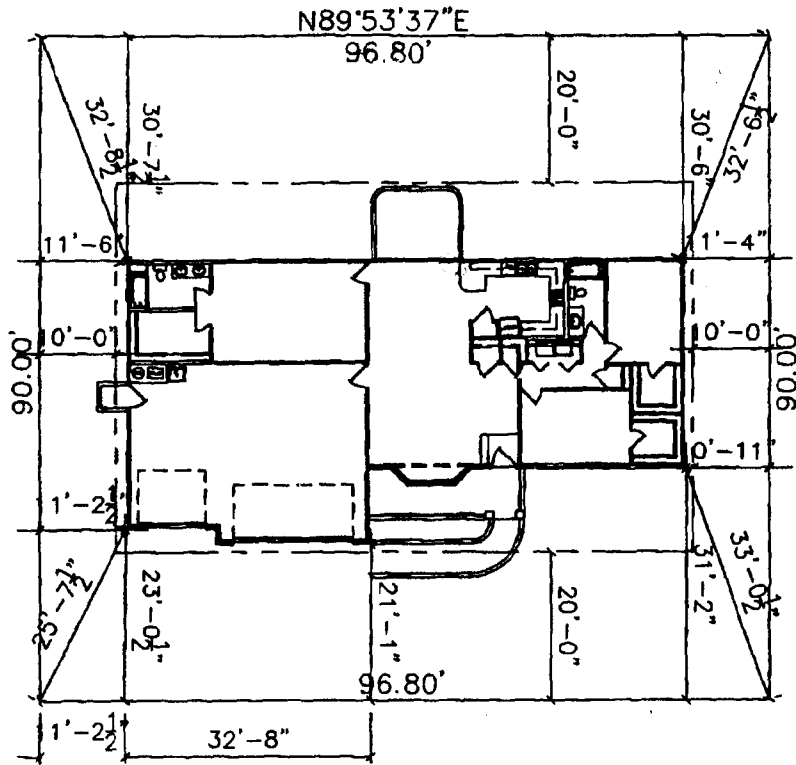
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FAX # 248 9707

NOTICE
I, BE THE RESPONSIBILITY OF THE SURVEYOR OR OTHER TO VERIFY DEEDS
AND RECORDS PRIOR TO CONSTRUCTION.

1648 RIGHT LEFT
2572 FOREST HILLS

FALL VALLEY SUBDIVISION BLOCK 4, LOT 2 FILING 3



APPROVED
Ronnie 3/12/99
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF ALABAMA, AND I HAVE IDENTIFIED EASEMENTS AND PROPERTY LINES.

[Handwritten signature]
 3-8-99

FOREST HILLS AVENUE

*Approved by Ronnie
 3-8-99*

Mar 04 20 03:11p

Jennifer

9702567801

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