

FEE \$	1000
TCP \$	-
SIF \$	24500



BLDG PERMIT NO. 68867

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

*[Handwritten signature]*

BLDG ADDRESS 2014 Forest Hills Ave. TAX SCHEDULE NO. 2945-204-32-C-1  
 SUBDIVISION Foothills Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400  
 FILING BLK 7 LOT 1 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER \_\_\_\_\_ NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-9107 USE OF EXISTING BLDGS NO  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE 248-0708

**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 PH-2.9 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' garage from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 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 [Signature] Date 3-2-99  
 Department Approval [Signature] Date 3-2-99  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #11980 TR 88823  
 Utility Accounting [Signature] Date 3-2-99

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

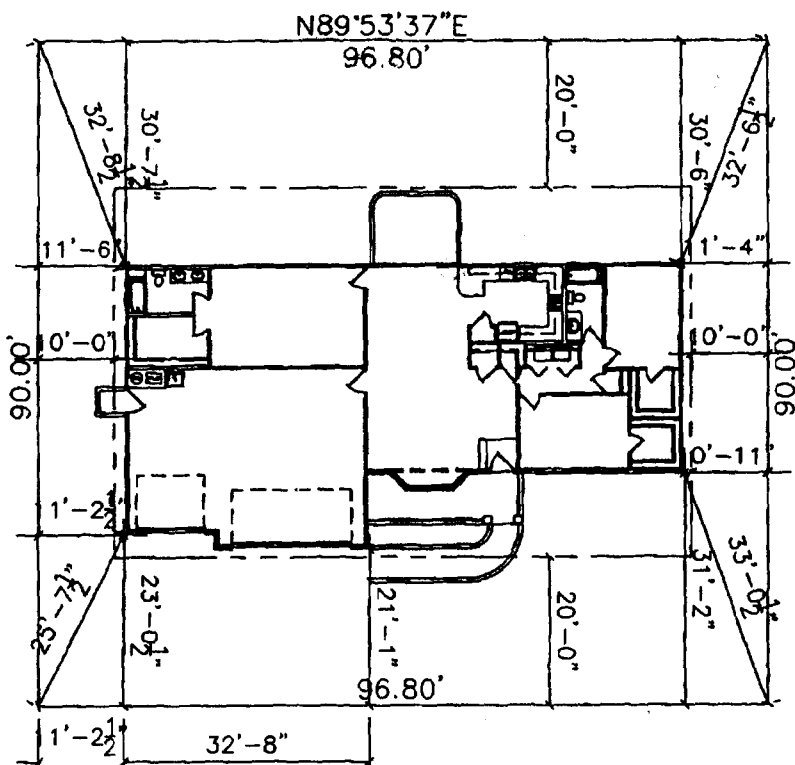
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FAX # 248 9707

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUYER OR OWNER TO VERIFY DETAILS  
AND SPECIFICATIONS FROM THE CONTRACTOR.

1648 RIGHT LEFT  
2572 FOREST HILLS

# FALL VALLEY SUBDIVISION BLOCK 4, LOT 2 FILING 3



APPROVED: *Ronne* 3/12/99  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 I HAVE REVIEWED THE PLANS FOR PROPERTY  
 EASEMENTS AND PROPERTY LINES.

*[Handwritten Signature]*  
 2-8-99

## FOREST HILLS AVENUE

*Review OK  
 Rick [unclear]  
 2-8-99*

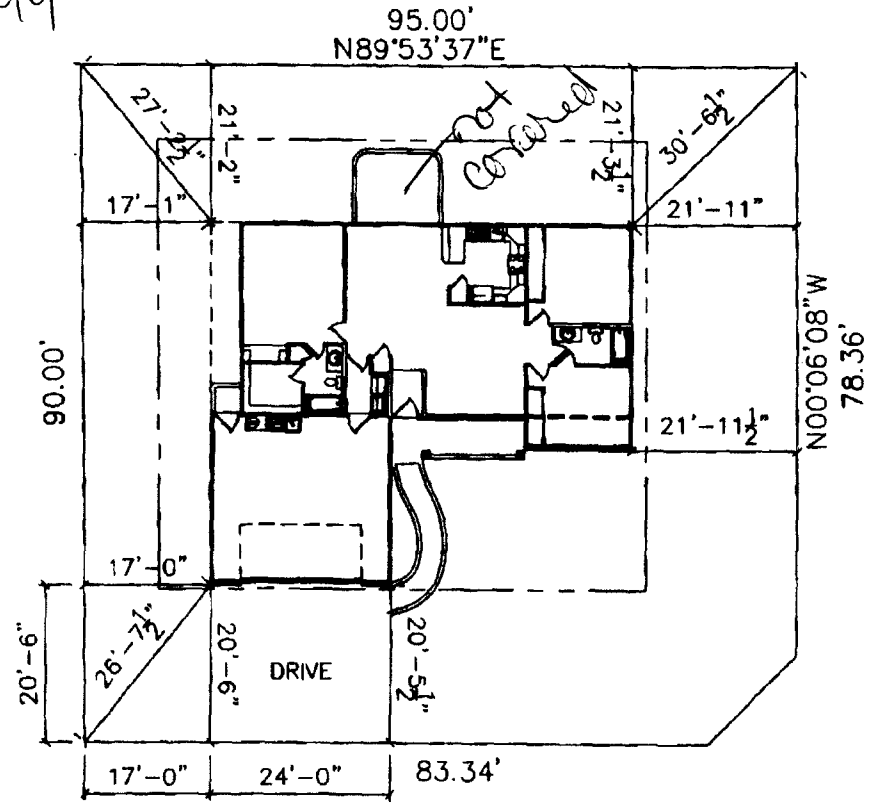
1. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY RECORDS AND DIMENSIONS PRIOR TO CONSTRUCTION.

1409 LEFT  
2574 FOREST HILLS

# FALL VALLEY SUBDIVISION BLOCK 4, LOT 1 FILING 3

DRIVEWAY LOCATION O.K.

ACCEPTED KV 3-2-99  
ALL DIMENSIONS MUST BE  
CHECKED AGAINST PLANNING  
COMMISSION RECORDS AND  
PROPERLY IDENTIFY EASEMENTS  
AND PROPERTY LINES



*Silver Oak*  
2-24-99

Forest Hills Ave