

FEE \$	10 ⁻
TCP \$	-
SIF \$	292 ⁻



BLDG PERMIT NO. 66331

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2558 Forest Hills Ave. TAX SCHEDULE NO. 2945-034-50-001
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1812
 FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS
556 25 ROAD BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS GRAND JUNCTION, CO 81505
 (1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS NO
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ SFR

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' garage 20' from property line (PL) Parking Req'mt _____
 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 ANN# _____

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 Melania D. Horn Date 9-18-98
 Department Approval R. Edwards Date 9-18-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11604
 Utility Accounting [Signature] Date 9/18/98

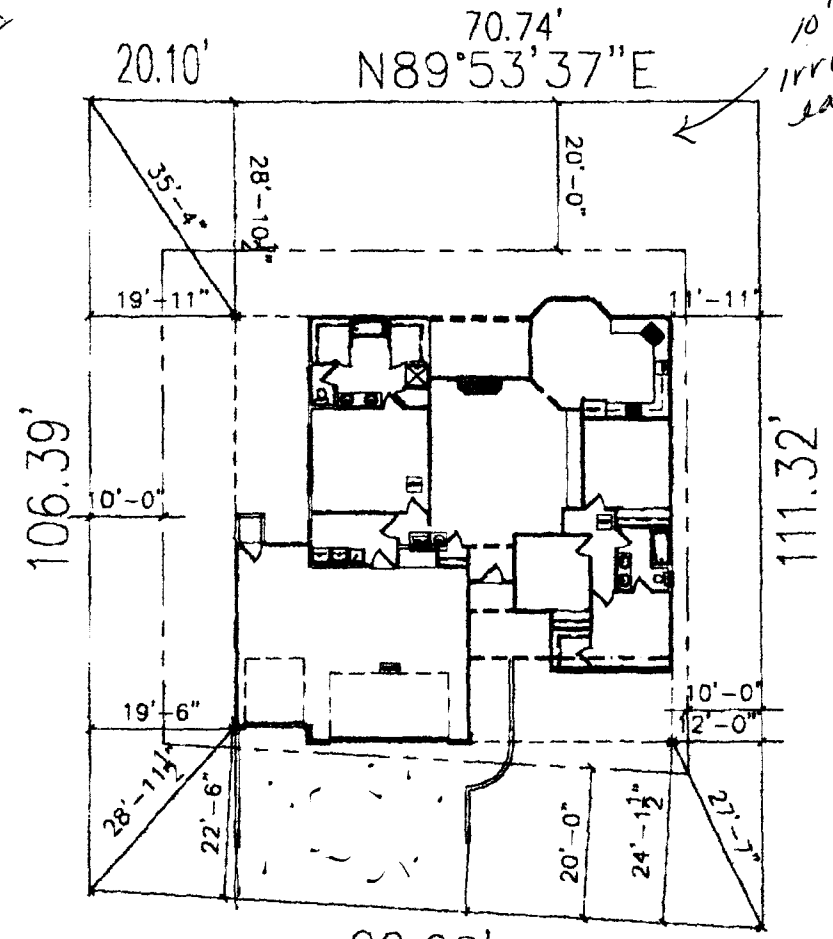
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOT TO BE RESPONSIBLE OF THE ENGINEER OR ARCHITECT TO VERIFY DETAILS AND DIMENSIONS FROM TO CONSTRUCTION.

ACCEPTED *Ronne* 9/18/98
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.

FALL VALLEY SUBDIVISION BLOCK 1, LOT 12 FILING 2



10' irrigation easement

*Dimension O.K.
Rich Davis
7-29-98*

2558
1812 L

FOREST HILLS AVENUE