

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 1650310

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2559 FOREST HILLS AVE TAX SCHEDULE NO. 2945-034-50-001

SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1465

FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) NO

(1) OWNER CASTLE HOME, INC. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 556 25 ROAD 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: SPR

(2) ADDRESS _____

(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 property line (PL) or 20' garage from center of ROW, whichever is greater Parking Req'mt 2

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 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 Melanie Hark Date 4/30/98

Department Approval Ronnie Edwards Date 5/6/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11271

Utility Accounting J Adams Date 5-6-98

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)

NOTICE:
I, THE CITY ENGINEER, HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS SUBMITTED TO ME BY THE APPLICANT ARE IN ACCORDANCE WITH THE CITY ORDINANCES AND DEPARTMENTAL REGULATIONS.

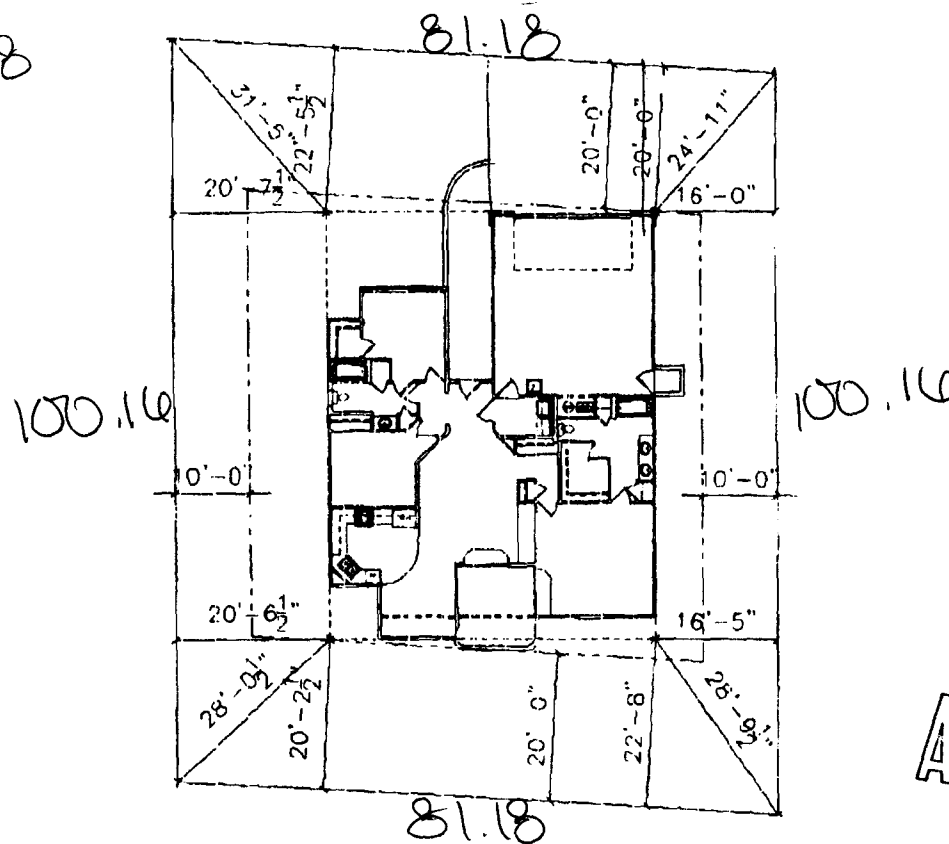
FALL VALLEY SUBDIVISION
BLOCK 2, LOT 25
FILING 2

FOREST HILLS AVE

2559

1465 L

ACCEPTED *KV 55-98*
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.



DRIVEWAY LOCATION OK
as depicted 5/1/98

APPROVED

PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)