

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 105035

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2560 FOREST HILLS AVE TAX SCHEDULE NO. 2945-03A-50-001

SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1721

FILING 2 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) NO

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

(1) ADDRESS 556 25 ROAD

(1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT OWNER USE OF EXISTING BLDGS NO

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: SFR

(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' 20' garage from property line (PL) Parking Req'mt 2'
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 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 5/14/98

Department Approval [Signature] Date 5/14/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11298

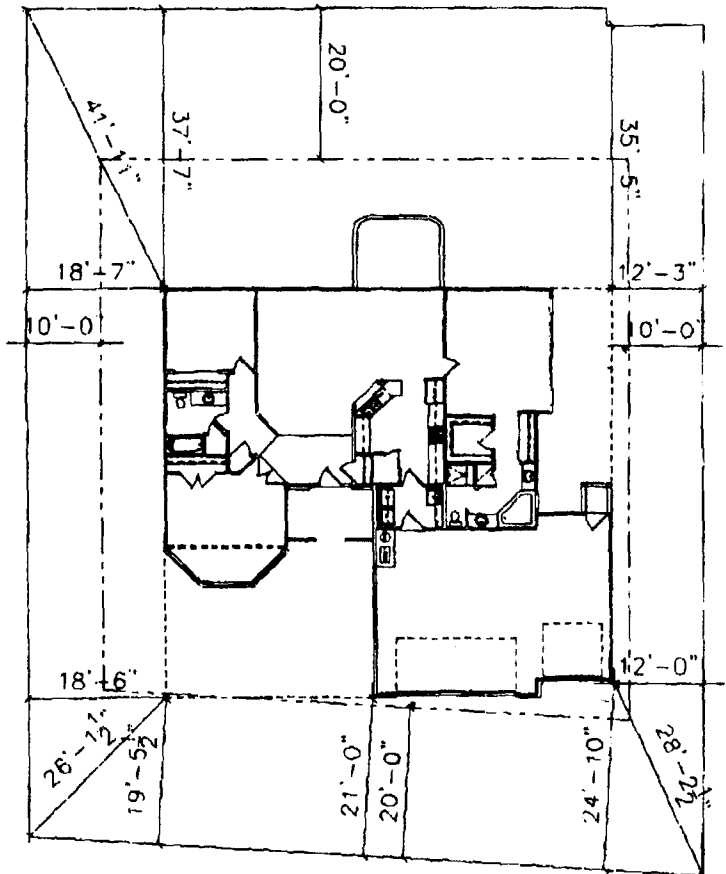
Utility Accounting [Signature] Date 5-14-98

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)

IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 3, LOT 5 FILING 2



2560
1721 R

FOREST HILLS AVE

APPROVED

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

ACCEPTED *SL 5-14-98*
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.

*DEWANEY VERTNER OK -
PL 10/14/98*