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SIF \$	292.5



BLDG PERMIT NO. 65037

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2562 FOREST HILLS AVE. TAX SCHEDULE NO. 2945-034-50-001
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850
 FILING 2 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER CASTLE HOMES, 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 —
 (2) APPLICANT OWNER DESCRIPTION OF WORK AND INTENDED USE: SFR
 (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' 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 D. Roth Date 4-22-98
 Department Approval K. Valdez Date 5-5-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11270
 Utility Accounting — Date 5-6-98

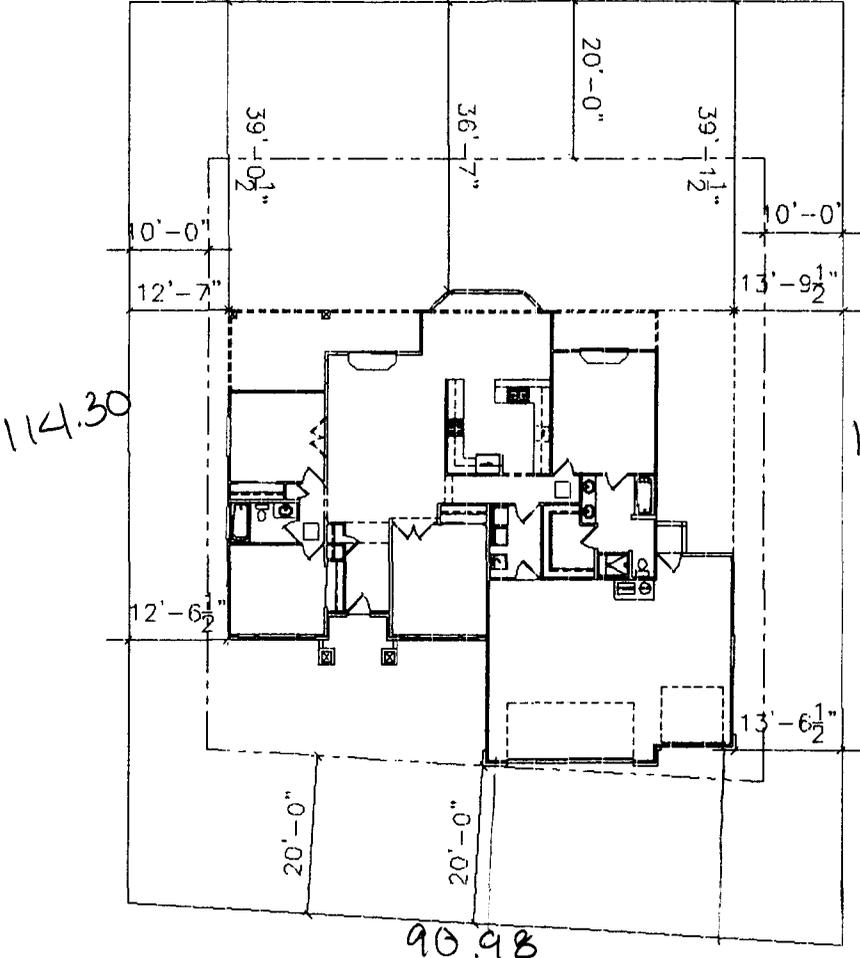
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION

FALL VALLEY SUBDIVISION
BLOCK 3, LOT 6
FILING 2
90.83

ACCEPTED KV 5-5-98
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.



2562
1850 R

DRIVEWAY LOCATED O.K.
RE ADVISED 5/1/98

APPROVED

90.98
FOREST HILLS AVE

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