

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 65546

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS Forest 2564 ~~RAM~~ 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 7 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 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 —

(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 garage 20 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 _____

CENSUS 10 TRAFFIC 19 ANNEX# _____

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 Megan D. Hark Date 6-5-98

Department Approval Kristen L. Quibick Date 6/10/98

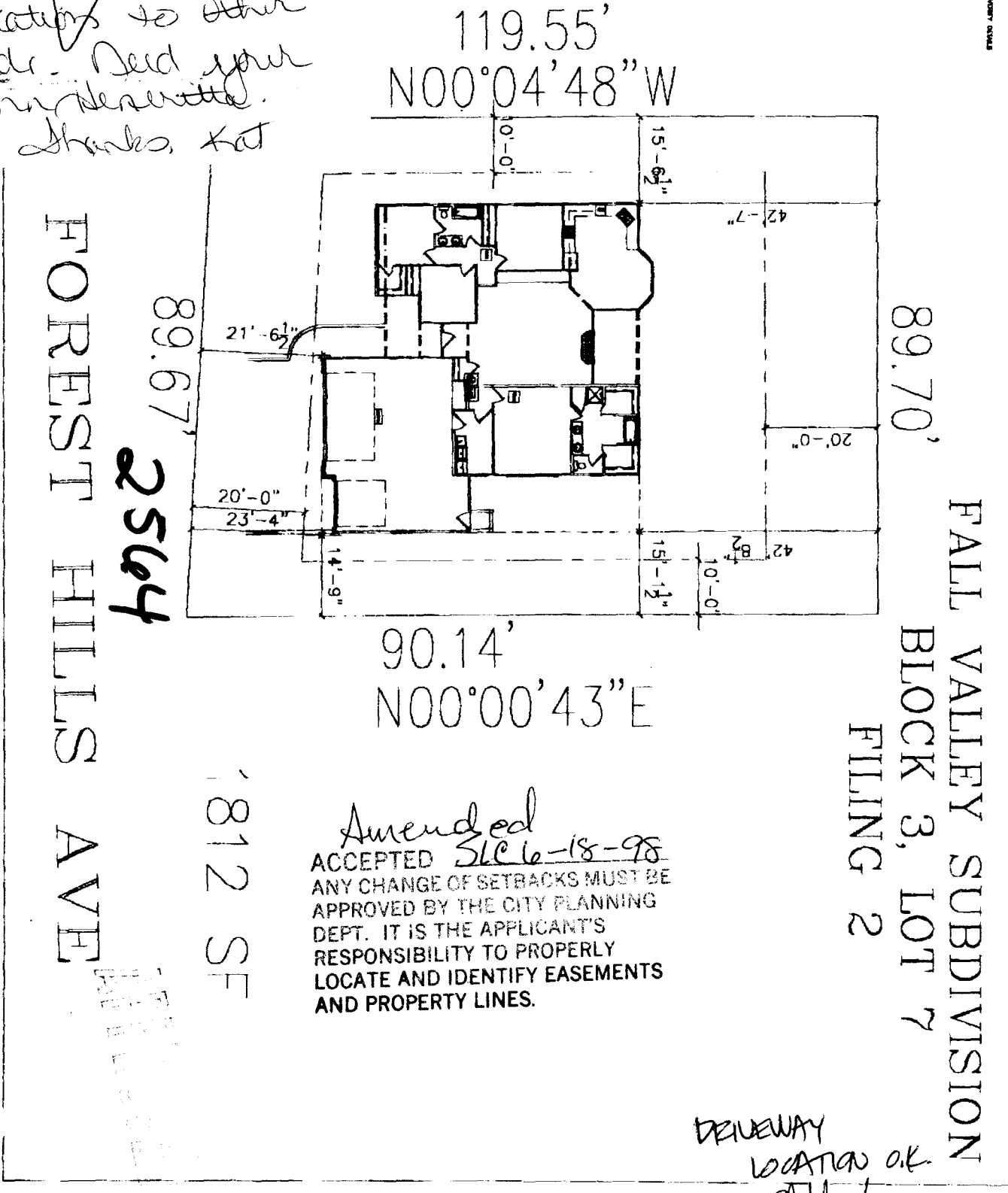
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11364

Utility Accounting R. Raymond Date 6/12/98

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)

Terrie,
This house was
just flipped, just
changed driveway
location to other
side. Need your
John Bennett.
Thanks, Kat



FOREST HILLS AVE

89.67'
2564

1812 ST

119.55'
N00°04'48" W

90.14'
N00°00'43" E

89.70'
FALL VALLEY SUBDIVISION
BLOCK 3, LOT 7
FILING 2

Amended
ACCEPTED *SLC 6-18-98*
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.

DRIVEWAY
LOCATION O.K.
at Charles
6/10/98