

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 65547

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2568 Forest Hills Ave. TAX SCHEDULE NO. 2945-C3A-50-001

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648

FILING 2 BLK 3 LOT 9 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER Kickman Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2555 Fall Valley NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 256-5000

(2) APPLICANT CASTLE HOMES, INC. USE OF EXISTING BLDGS NO

(2) ADDRESS 55625 ROAD GRAND JUNCTION, CO 81505 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 248-9708 SPR

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 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. Koch Date 6-4-98

Department Approval [Signature] Date 6/10/98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11358

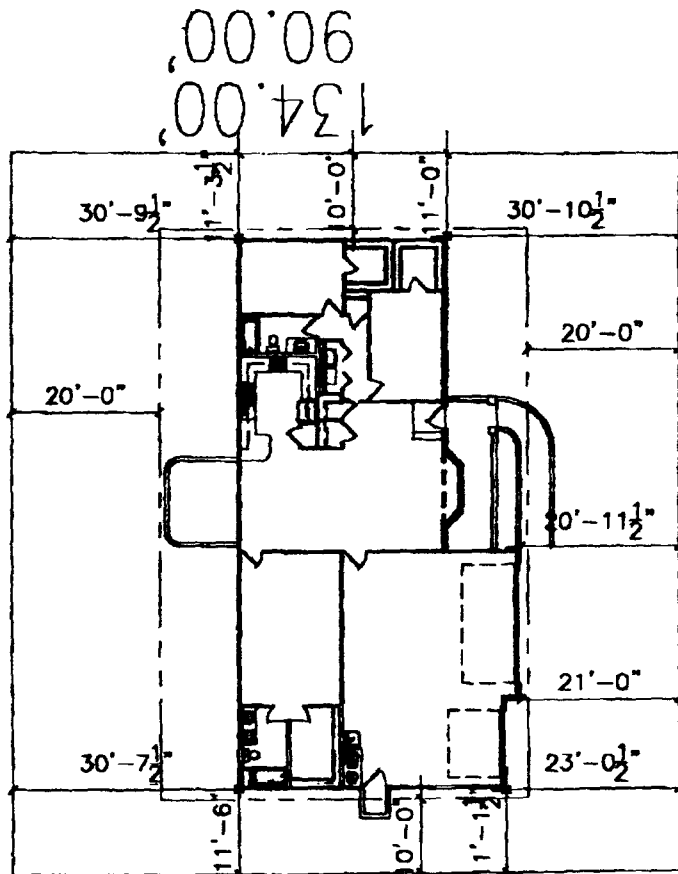
Utility Accounting [Signature] Date 6/10/98

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)

FALL VALLEY SUBDIVISION
BLOCK 3, LOT 9
FILING 2

96.80'
125.88'



96.80'

M 80.90.00 N
,00.06

2568

FOREST HILLS AVE

APPROVED

ACCEPTED SLC 6-10-98
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 APPROVED
A. Ashbeck 6/5/98

LOT 9
8711.5 SQ. FT.

NOT TO BE USED FOR ANY OTHER PURPOSES