

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 70257

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2552 Forest Hills Av TAX SCHEDULE NO. 2945-034-60-001
~~2945-034-62-001~~

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1850

2 FILING 2 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Castle, Inc. NO. OF DWELLING UNITS
2555 Fall Valley Ave. BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Grand Junction, CO 81505

(1) TELEPHONE 241-9196 NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Castle, Inc. USE OF EXISTING BLDGS NO

(2) ADDRESS 2555 Fall Valley Ave. DESCRIPTION OF WORK AND INTENDED USE: SFR
Grand Junction, CO 81505

(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 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 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, if applicable, 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. York Date 5/19/99

Department Approval Ronnie Edwards Date 6/2/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12277

Utility Accounting [Signature] Date 4/3/99

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

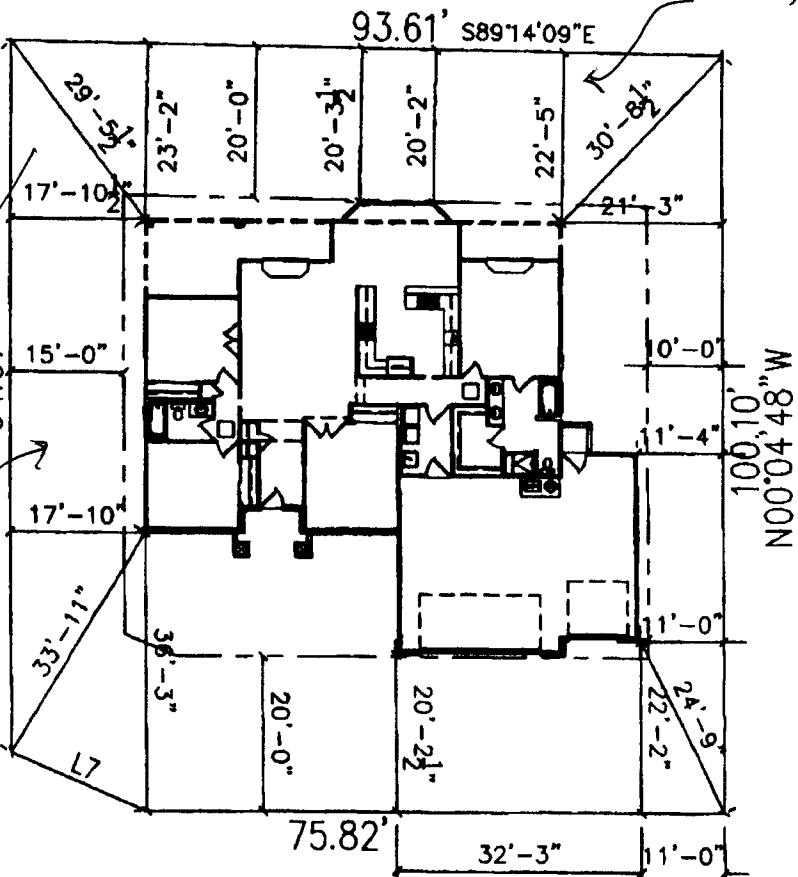
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FALL VALLEY SUBDIVISION
 BLOCK 3, LOT 1
 FILING 2

1850 R

25 1/2 ROAD

FOREST HILLS AVENUE

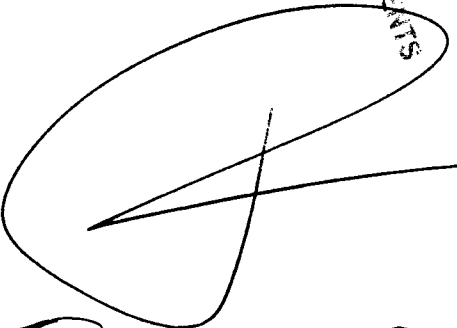


10' irrigation easement in rear

14' easement - no exchange

Done

6/6/99



5-12-99

*Done OK
 Done
 5-24-99*

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

(2552)

MAY-15-99 12:37 AM

P.01