

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75609



Your Bridge to a Better Community

BLDG ADDRESS 2562 FOREST HILLS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 160

TAX SCHEDULE NO. 2945-034-50-001 SQ. FT. OF EXISTING BLDGS 1854

SUBDIVISION FAUL VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED 2014

FILING 2 BLK 3 LOT 6 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER KELLY & ANGIE LEWALLEN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 2562 FOREST HILLS AVE USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE (970) 241-5573 DESCRIPTION OF WORK & INTENDED USE BUILD STORAGE SHED

(2) APPLICANT KELLY T LEWALLEN TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) SHED KIT

(2) ADDRESS 2562 FOREST HILLS AVE

(2) TELEPHONE (970) 241-5573

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 _____ from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 10' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 19 ANNEX# _____

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 Kelly T Lewallen Date 06/11/00

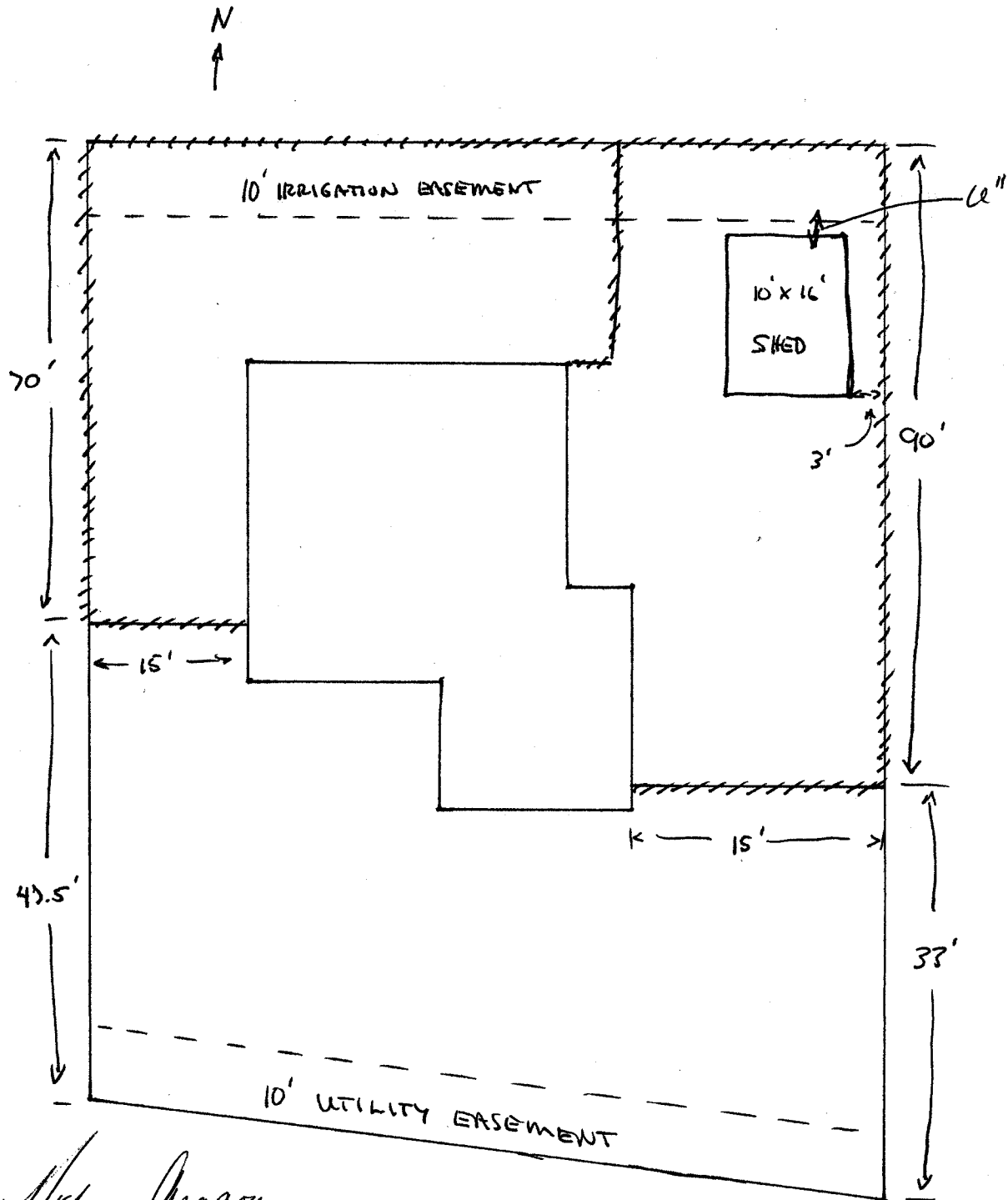
Department Approval [Signature] Date 6/12/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>6/12/00</u>

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)

12,381 50 SHEETS 5 SQUARE
 42,382 100 SHEETS 10 SQUARE
 46,383 200 SHEETS 20 SQUARE
 48,384 300 SHEETS 30 SQUARE
 50,385 400 SHEETS 40 SQUARE
 52,386 500 SHEETS 50 SQUARE
 54,387 600 SHEETS 60 SQUARE
 56,388 700 SHEETS 70 SQUARE
 58,389 800 SHEETS 80 SQUARE
 60,390 900 SHEETS 90 SQUARE
 62,391 1000 SHEETS 100 SQUARE
 NATIONAL
 MADE IN U.S.A.



ACCEPTED *Alisa Aragon*
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

KELY T LEUALLER
 2562 FOREST HILLS AVE
 GS, CO 81505

< SHED PLAN >

||||| - EXISTING 6' CEDAR PRIVACY FENCE