FEE $ \0.—

TCP $ —0—

SIF-292—

BLDG PERMIT NO. 03175

✓R

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS **633 GOLD LEAF CT.**   TAX SCHEDULE NO. **2945-034-00-126**

SUBDIVISION **FALL VALLEY**   SQ. FT. OF PROPOSED BLDG(S)/ADDITION **1465**

FILING **1** BLK **3** LOT **6**   SQ. FT. OF EXISTING BLDG(S) **NO**

(1) OWNER **JOHN DAVIS**   NO. OF DWELLING UNITS
BEFORE: **0** AFTER: **1** THIS CONSTRUCTION

(1) ADDRESS **P.O. BOX 2861**

(1) TELEPHONE **243-2308**   NO. OF BLDGS ON PARCEL
BEFORE: **0** AFTER: **1** THIS CONSTRUCTION

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

(2) ADDRESS **556 25 ROAD**   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE **248-0708**   **SFR**

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

☞ **THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF** ☜

ZONE **PR 2.9**

SETBACKS: Front **15'** **20' for garage** from property line (PL)
or ____ from center of ROW, whichever is greater

Side **10'** from PL   Rear **20'** from PL

Maximum Height **32'**

Maximum coverage of lot by structures _____

Parking Req'mt **2**

Special Conditions _____

CENSUS TRACT **10**   TRAFFIC ZONE **19**

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. Rock**   Date **12/4/97**

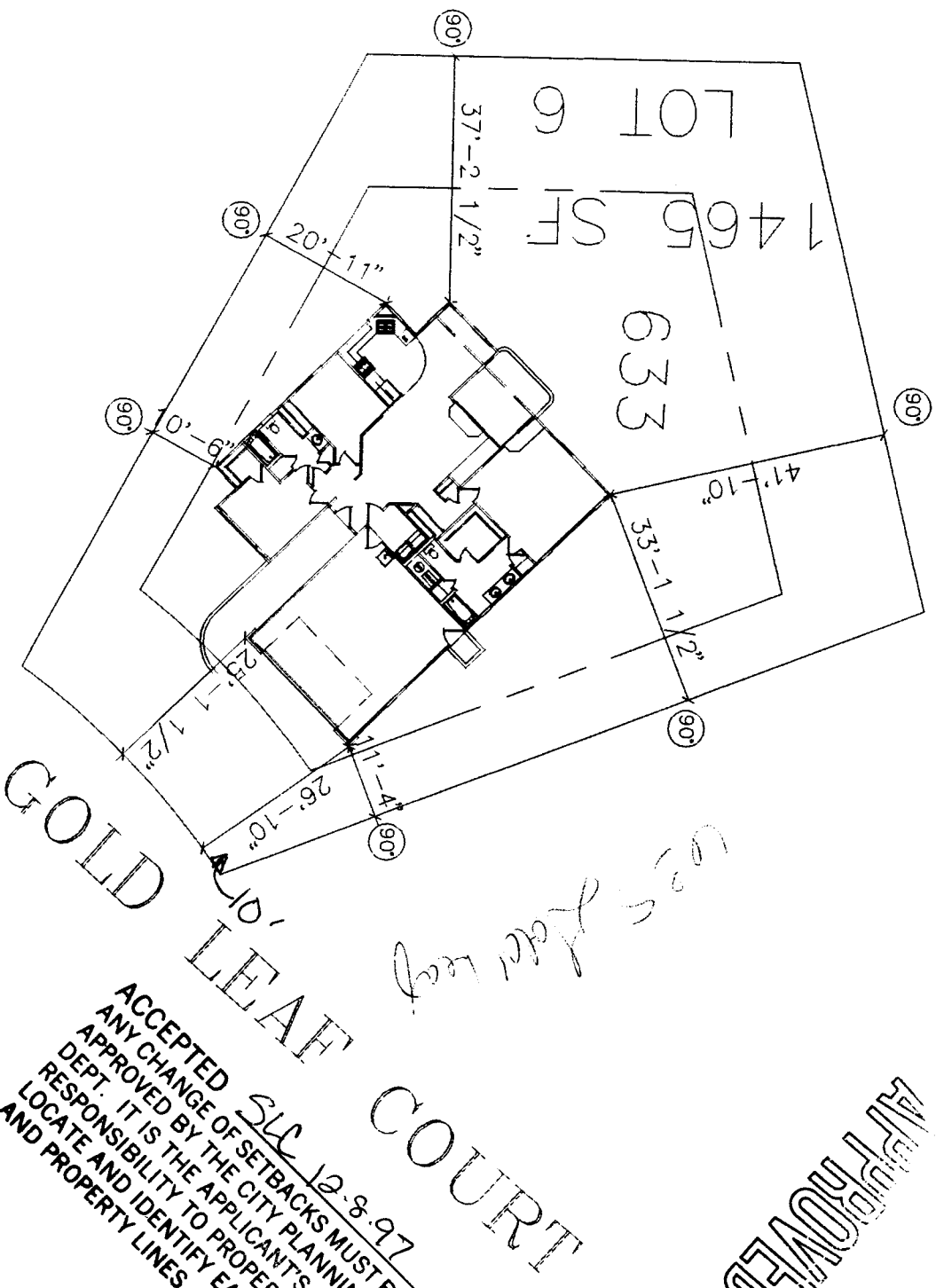Department Approval **Lenta F. Castella**   Date **12·8·97**

Additional water and/or sewer tap fee(s) are required: YES **X** NO ____ W/O No. **10746**

Utility Accounting _____   Date **12/8/97**

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 6
FILING 1

GOLD LEAF COURT

LOT 6

1465 SF

633

37'-2 1/2"

20'-11"

10'-6"

41'-10"

33'-1 1/2"

26'-10"

11'-4"

10'

90°

PLOT PLAN

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

APPROVED

DRIVEWAY
LOCATION O.K.
RC Ashbeck
12/5/97

CASTLE HOMES INC
F.V. PLOT PLANS
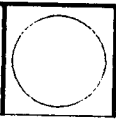
AutoDRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO   (970) 241-6782

SHEET 1

REVISIONS