

FEE \$	10. —
TCP \$	—
SIF \$	292 —



BLDG PERMIT NO. 103315

J

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

BLDG ADDRESS 634 Gold leaf Ct. TAX SCHEDULE NO. 2945-034-00-126

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1562

FILING 1 BLK 3 LOT 17 SQ. FT. OF EXISTING BLDG(S) —

(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 USE OF EXISTING BLDGS NO

(2) ADDRESS 556 25 Road DESCRIPTION OF WORK AND INTENDED USE: SFR

(2) TELEPHONE 248-9708

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 RH2.9 Maximum coverage of lot by structures —

Garage front, 20'
SETBACKS: Front 15 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 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. Forch Date 12/15/97

Department Approval Bill Nish Date 12-17-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10769

Utility Accounting — Date 12-17-97

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)

REVISIONS
1
2
3
4
5
6
7
8
9
10

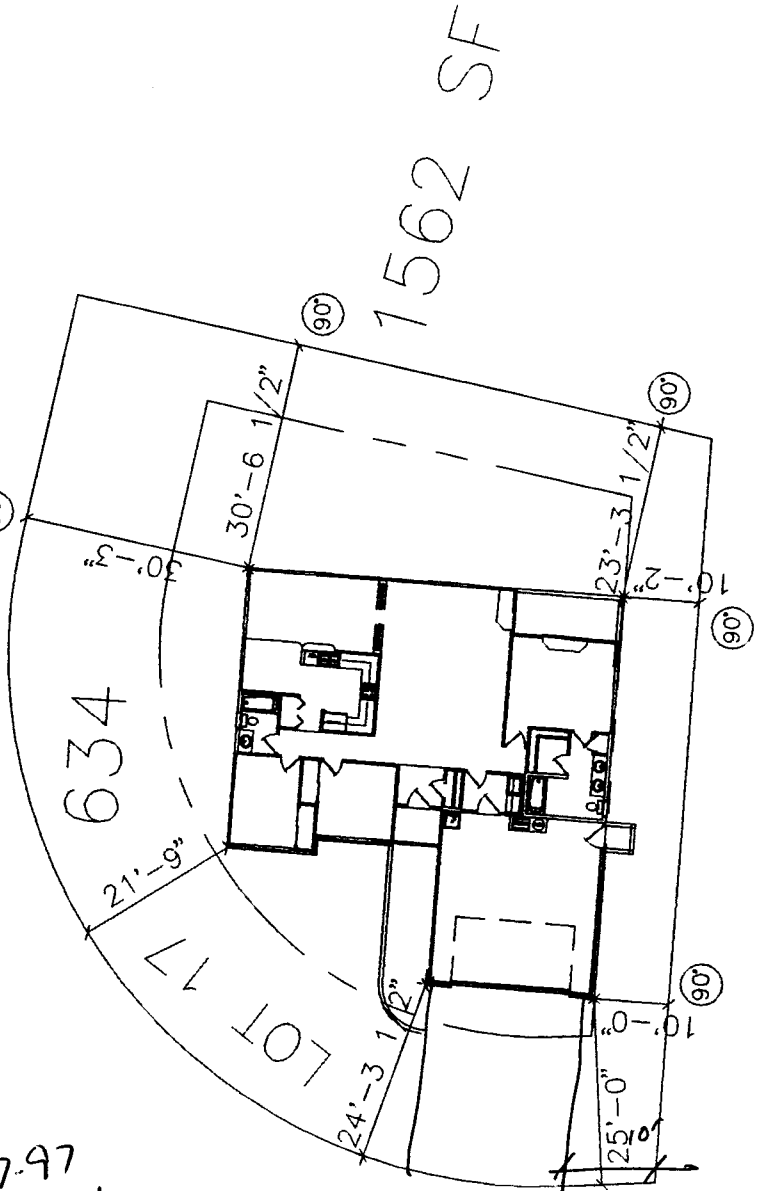
COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-4782
WCD
DRAFT

CASTLE HOMES INC
 F.V. PLOT PLANS

AUTOCAD
 PLOT PLANS
 10-3-97
 1/8" = 1'-0"
SHEET 1

FALL VALLEY SUBDIVISION
 BLOCK 3, LOT 17
 FILING 1

REMOVED
GOLD LEAF COURT



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

ACCEPTED
Bill Nish
 12-17-97
 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 OK.
Be Ashbroke
 12/16/97

NOTE: THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DISCREPANCIES PRIOR TO CONSTRUCTION.