

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. U2532

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 639 Gold Leaf Ct. TAX SCHEDULE NO. 2945-03A-00-126
SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665
FILING 1 BLK 3 LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A
(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: _____ AFTER: _____ THIS CONSTRUCTION
(2) APPLICANT Castle Homes, Inc. USE OF EXISTING BLDGS NO
(2) ADDRESS 55625 Road DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 248-9708 SFR

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' 20' 40' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height 32
CENSUS 10 TRAFFIC 19 ANNEX# _____

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. Hoch Date 10/21/97
Department Approval Scuta Costello Date 10-23-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10647
Utility Accounting Atkinson Date 10-23-97

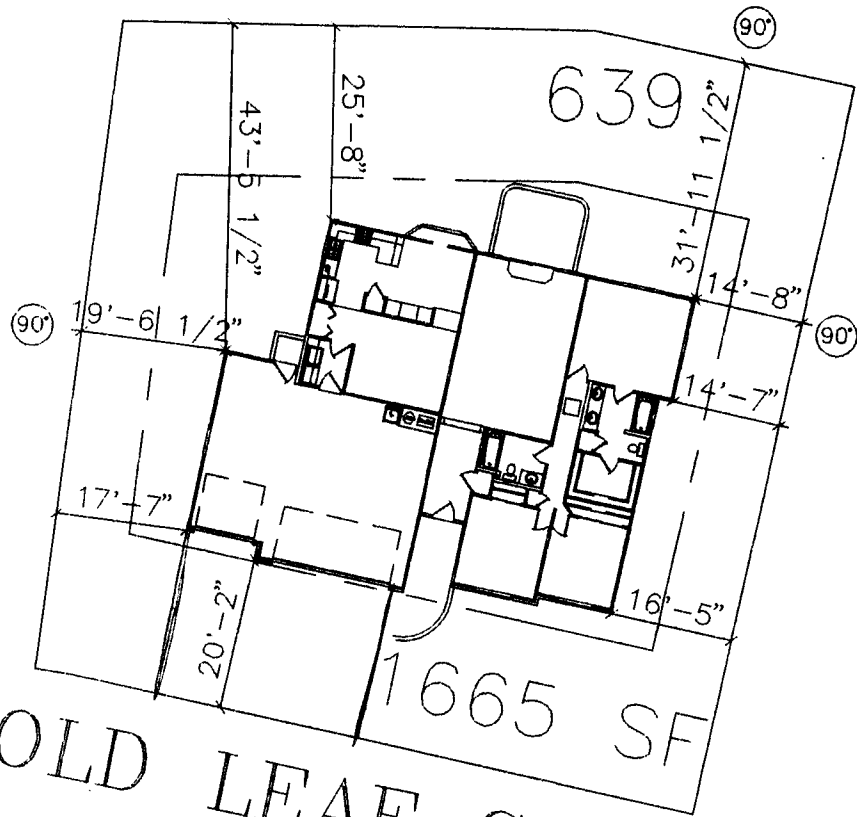
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

FALL VALLEY SUBDIVISION BLOCK 3, LOT 8 FILING 1

LOT 8



APPROVED

ACCEPTED SEE 10.23.97
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

639
 GOLD LEAF COURT
 TRAVENARY LOCATIONS
 O.K.
 W. C. C. C.
 10/21/97

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

NO.	REVISIONS

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



CASTLE HOMES INC
 F.V. PLOT PLANS

AutoDRAFT
 FV-MCM-DWG
 10-3-97
 1/8" = 1'-0"
SHEET 1