

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 44158

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 631 GOLD LEAF CT TAX SCHEDULE NO. 2045-03A-47-005  
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1401  
 FILING 1 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER CASTLE HOMES, INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 556 25 ROAD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 248-9708 USE OF EXISTING BLDGS ~~YES~~ NO  
 (2) APPLICANT OWNER DESCRIPTION OF WORK AND INTENDED USE: SIF  
 (2) ADDRESS \_\_\_\_\_  
 (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 PH-2.9 Maximum coverage of lot by structures —  
 SETBACKS: Front 15' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2  
 Side 10' from PL Rear 20' from PL Special Conditions cannot overhang into easement  
 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 Dyer Date 3-2-98

Department Approval X Valdez per SC Date 3-17-98

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11074

Utility Accounting Debi Overholt Date 3/17/98

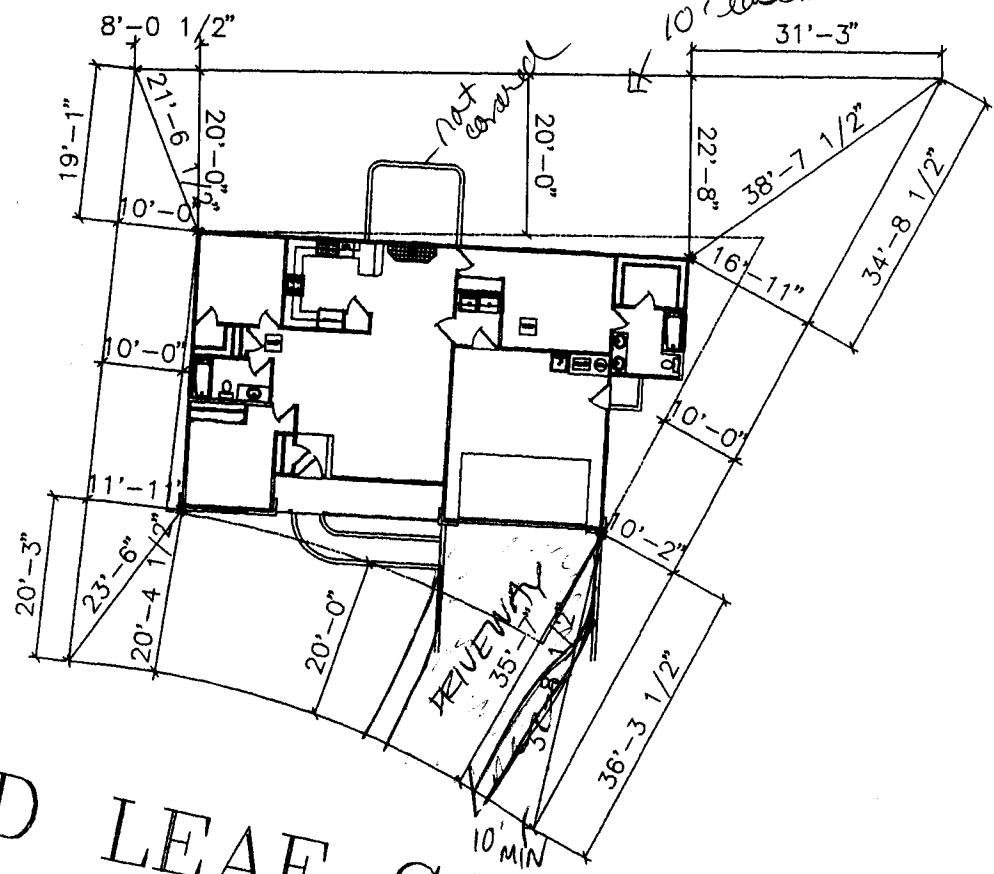
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED 3-17-98 KV pr SC  
 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.

631

LOT 5



GOLD LEAF COURT

DRIVEWAY LOCATION  
 O.K.  
 W. Ashbeck  
 3/3/98

APPROVED

PLOT PLAN