

FEE \$	10.-
TCP \$	-
SIF \$	292.-



BLDG PERMIT NO. 44101

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 635 GOLD LEAF CT. TAX SCHEDULE NO. 2945-034-47-007
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648
 FILING 1 BLK 3 LOT 7 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER CASTLE HOMES, INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 55625 ROAD
 (1) TELEPHONE 248-9708 NO. OF BLDGS ON PARCEL
 BEFORE: 9 AFTER: + THIS CONSTRUCTION
 (2) APPLICANT OWNER USE OF EXISTING BLDGS NONE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ SF

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' garage} from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions Cannot overhang
 Maximum Height 32' into easement
 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).

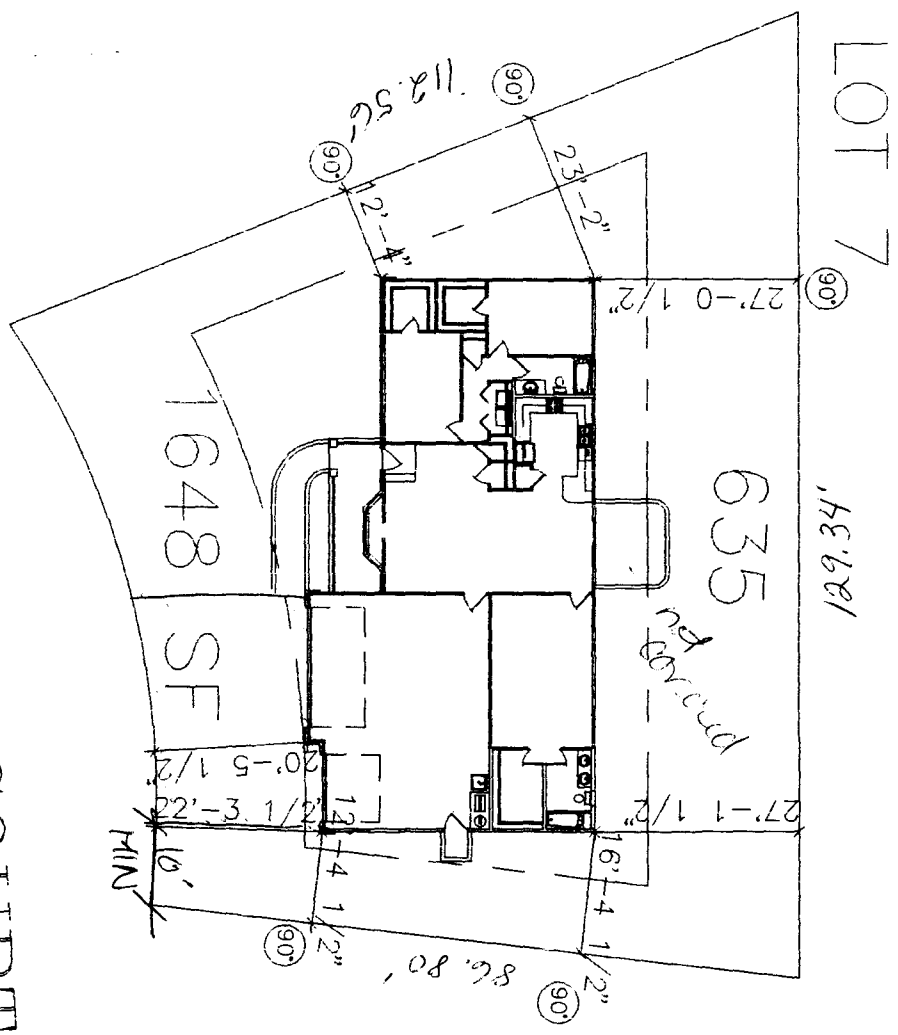
Applicant Signature Melanie Horn Date 2-27-98
 Department Approval X. Valdez (Signature) Date 2-27-98
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11035
 Utility Accounting (Signature) Date 2/27/98

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)

NOTE:
1. IT IS THE RESPONSIBILITY OF THE DRAFTER OR OWNER TO VERIFY DIMENSIONS
2. IT IS THE RESPONSIBILITY OF THE DRAFTER TO VERIFY DIMENSIONS

FALL VALLEY SUBDIVISION BLOCK 3, LOT 7 FILING 1



RE Subcode 2/25/98
TRENCH LOCATIONS OK.

635 GOLD LEAF COURT

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

ACCEPTED X.V. 2-27-98 (23)
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.

APPROVED

DATE	10-3-97
BY	...
SCALE	1/8" = 1'-0"
SHEET	1

CASTLE HOMES INC
F.V. PLOT PLANS



Auto DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-8782

REVISIONS
1
2
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4
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