

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 104066

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 600 GOLD LEAF CT. TAX SCHEDULE NO. 2945-034-47-014
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1648 L
 FILING 1 BLK 3 LOT 14 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 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: + THIS CONSTRUCTION
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NONE
 (2) APPLICANT CASTLE HOMES DESCRIPTION OF WORK AND INTENDED USE: SF
 (2) ADDRESS 556 25 ROAD
 (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 PR-2.9 Maximum coverage of lot by structures —
 SETBACKS: Front 15' house 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 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 D. Fox Date 2-23-98
 Department Approval K. Valdez Date 2-27-98

Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 11037

Utility Accounting [Signature] Date 2/27/98

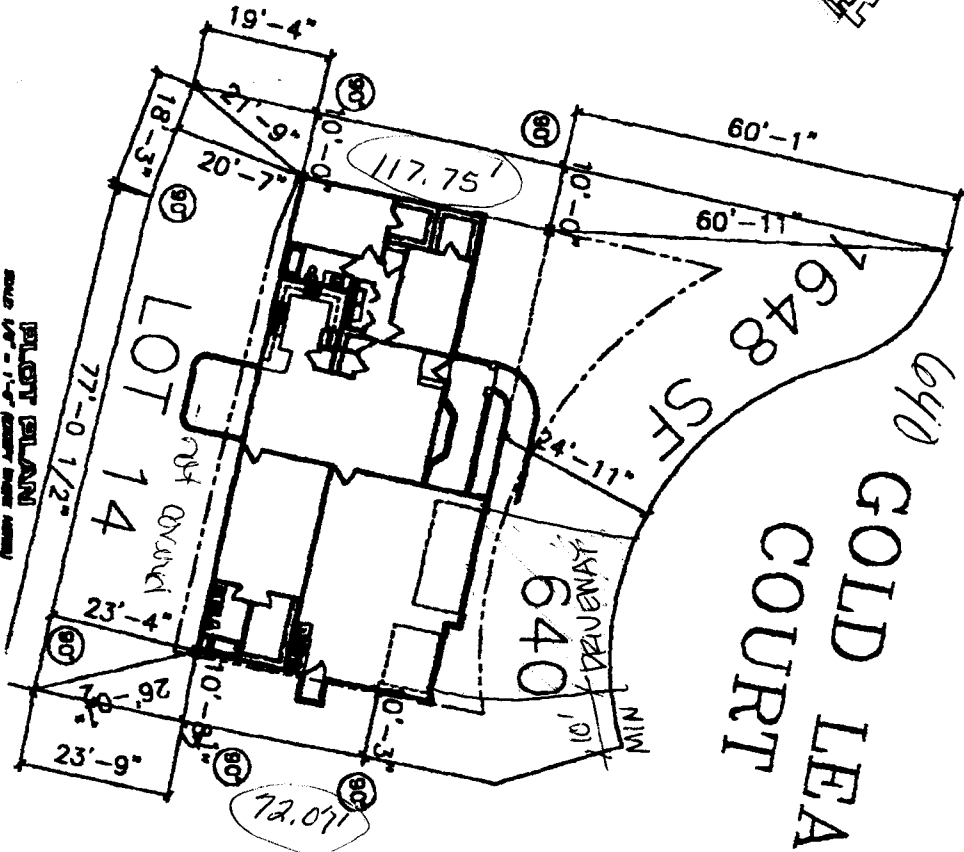
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

APPROVED

FALL VALLEY SUBDIVISION
BLOCK 3, LOT 14
FILING 1

640 GOLD LEAF COURT



ACCEPTED KV 2-27-98 RE
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.



CASTLE HOMES INC
R.V. PLOT PLANS



Kevin Ashbeck
2/25/98 DRIVEWAY LOCATION O.K.