

EE \$ 10. —  
 TCP \$ 0  
 SIF \$ 292. —  
 302. —



BLDG PERMIT NO. 103837

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

BLDG ADDRESS 241 Goddard Ct TAX SCHEDULE NO. 2945-034-00-126  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1287/1704  
 FILING 1 BLK 3 LOT 9 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: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-2308 USE OF EXISTING BLDGS NO  
 (2) APPLICANT Castle Homes, Inc. DESCRIPTION OF WORK AND INTENDED USE: S/F  
 (2) ADDRESS 456 25 feet  
 (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 PH-2-g Maximum coverage of lot by structures —  
 SETBACKS: Front 15' Garage from property line (PL) Parking Req'mt 2  
 or — from center of ROW, whichever is greater Special Conditions —  
 Side 10' from PL Rear 20' House 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 B. Hark Date 2-9-98  
 Department Approval Trinity J. Andrews Date 2/9/98  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10927  
 Utility Accounting J. Adams Date 2-9-98

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)

