

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 1039132

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS A2 Goldleaf Ct. TAX SCHEDULE NO. 2945-C3A-47-C13

SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING 1 BLK 3 LOT 13 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

(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 556 25 Road DESCRIPTION OF WORK AND INTENDED USE: S/F

(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 4.9 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 10' from PL Special Conditions \_\_\_\_\_

Maximum Height 32'

CENSUS 10 TRAFFIC 17 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 John Davis Date 2-17-98

Department Approval Steve Hostello Date 2-17-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11004

Utility Accounting Tracy Shaper Date 2/17/98

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

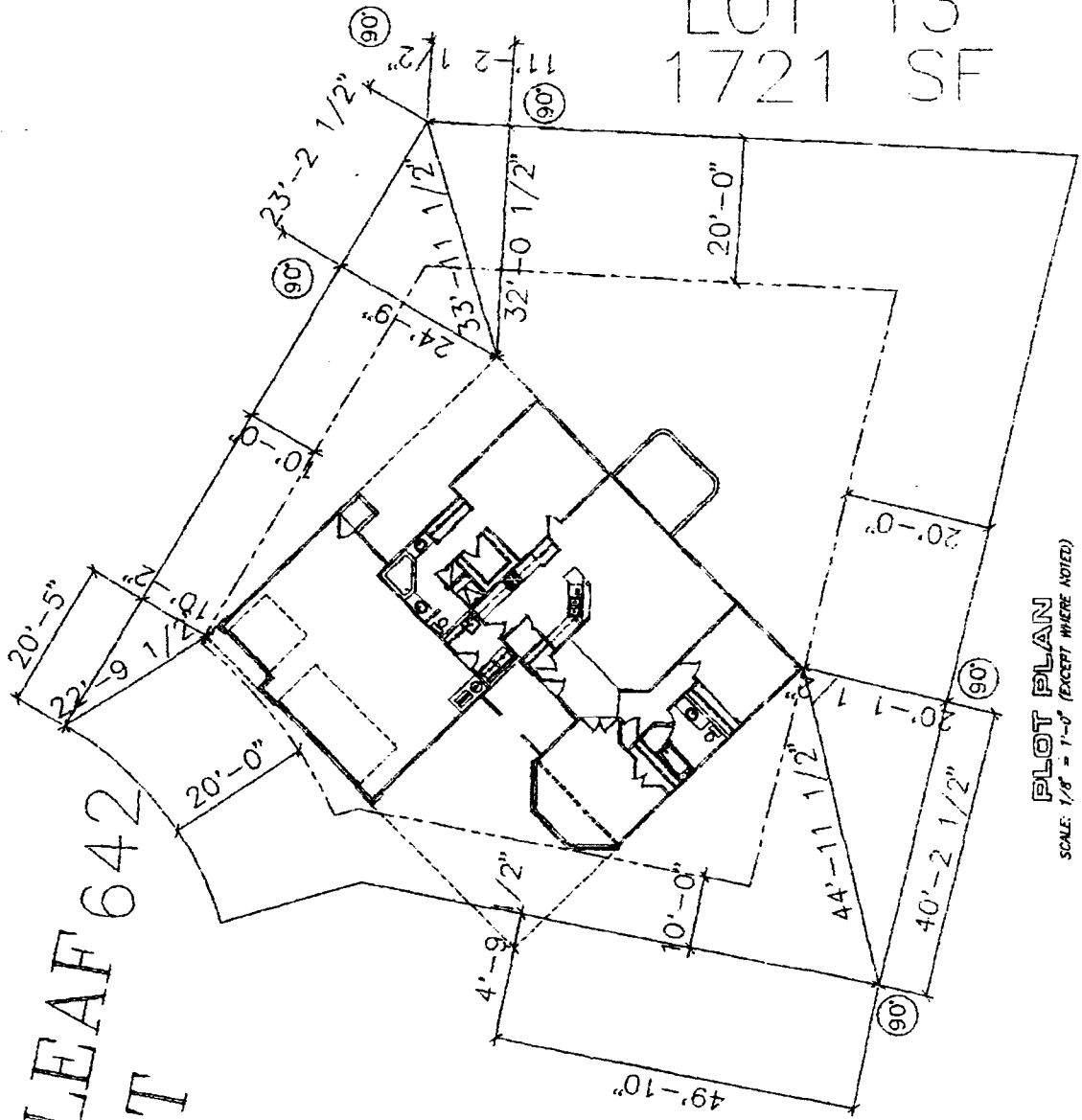
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SLC 2-17-98  
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.

FALL VALLEY SUBDIVISION  
BLOCK 3, LOT 13  
FILING 1

GOLD LEAF 642  
COURT

LOT 13  
1721 SF



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

APPROVED

DRIVEWAY LOCATION OK  
*J. K. Kuhn*  
2-13-99

NOTE:  
IT IS THE RESPONSIBILITY OF THE PLANNING DEPARTMENT TO VERIFY DETAILS  
AND MEASUREMENTS PRIOR TO CONSTRUCTION.