

FEE \$	10.-
TCP \$	0
SIF \$	292.-



BLDG PERMIT NO. 103838

302.-

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 643 Goldleaf Ct TAX SCHEDULE NO. 2945-C3A-CU-126  
 SUBDIVISION Fall Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1812  
 FILING 1 BLK 3 LOT 10 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: 0 AFTER: 1 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-2.9 Maximum coverage of lot by structures —  
 SETBACKS: Front 20' Garage Parking Req'mt 2  
 or 15' from property line (PL) or — from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' House from PL Special Conditions /  
 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 D. Horn Date 2-9-98  
 Department Approval Kristen E. Ambrose Date 2/9/98  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20828  
 Utility Accounting O. Adams Date 2-9-98

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

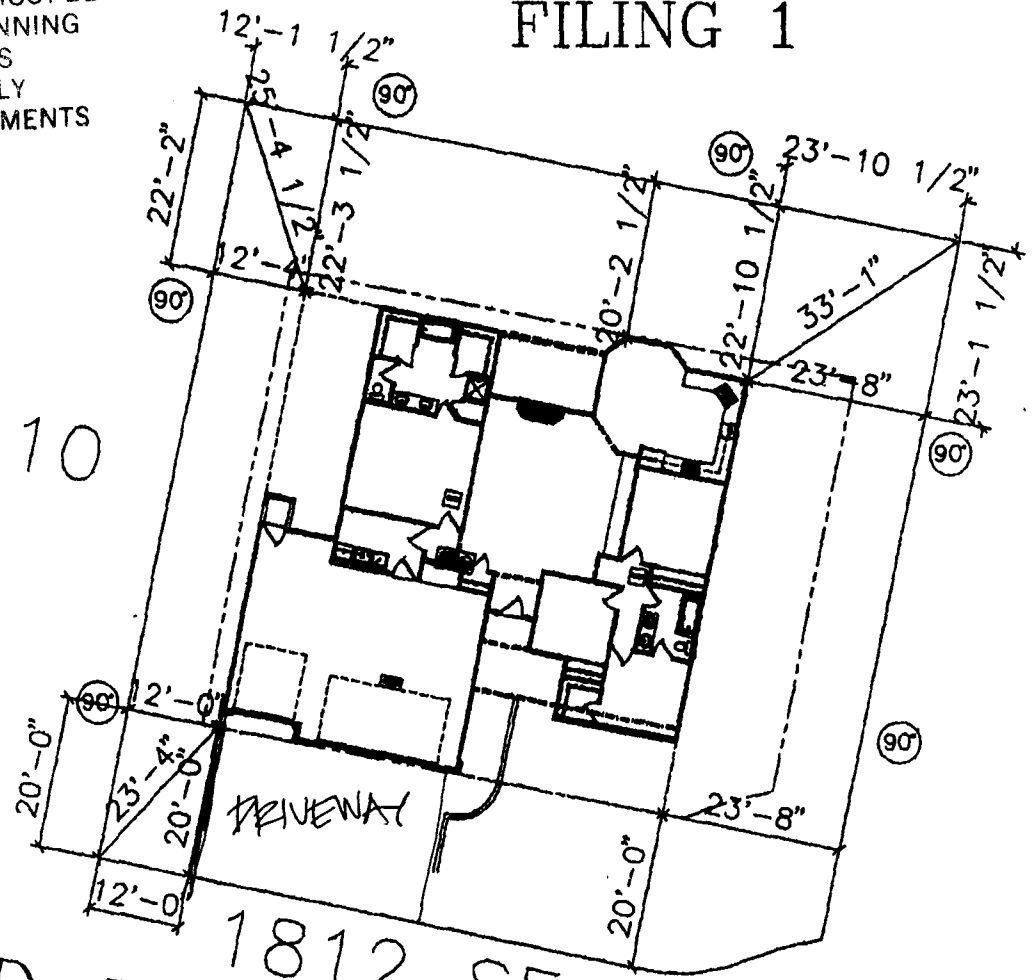
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. IN THE EVENT OF A DISPUTE, THE CITY PLANNING DEPT. SHALL BE THE FINAL AUTHORITY.

# FALL VALLEY SUBDIVISION BLOCK 3, LOT 10 FILING 1

ACCEPTED *KCA 2/9/98*  
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.

LOT 10



1812 SF  
GOLD LEAF COURT 643

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

APPROVED

DRIVENWAY LOCATION OK.  
*W. Ashlock* 2/6/98