

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 03544

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS <u>246 Gold Leaf Ct.</u>	TAX SCHEDULE NO. <u>2945-034-00-126</u>
SUBDIVISION <u>Fall Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1409L</u>
FILING <u>1</u> BLK <u>3</u> LOT <u>11</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>John Davis</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>PO Box 2861</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>—</u> AFTER: <u>—</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-2308</u>	USE OF EXISTING BLDGS <u>NO</u>
(2) APPLICANT <u>Castle Homes, Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>SFR</u>
(2) ADDRESS <u>556 25 Road</u>	
(2) TELEPHONE <u>248-9708</u>	

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 <u>PR-2.9</u> SETBACKS: Front <u>5' base</u> ^{20' garage} from property line (PL) or <u>—</u> from center of ROW, whichever is greater Side <u>10'</u> from PL Rear <u>20'</u> from PL Maximum Height <u>32'</u>	Maximum coverage of lot by structures <u>—</u> Parking Req'mt <u>2</u> Special Conditions <u>—</u> <u>Can't overhang into easements</u> CENSUS <u>10</u> TRAFFIC <u>99</u> ANN# <u>—</u>
--	--

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 Hersh Date 1-15-98

Department Approval X. Valdes Date 1-15-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10859

Utility Accounting C. Anderson Date 1-15-98

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)

REVISIONS
1
2
3
4
5
6
7
8
9
10

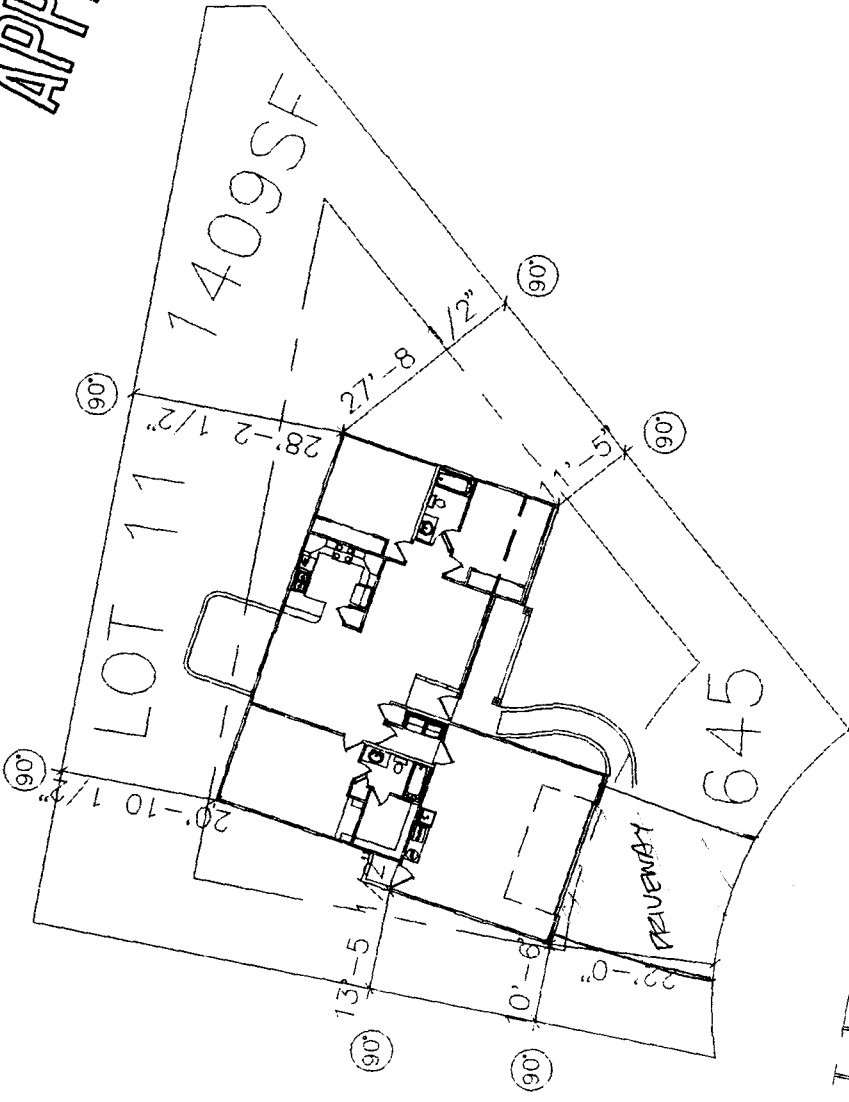
COMPUTER AIDED DRAWING
 DRAFT
 (970) 241-5782
 GRAND JUNCTION, CO

CASTLE HOMES INC
 F.V. PLOT PLANS

SHEET 1
 1/8" = 1'-0"
 10'-0" x 17'-0"
 F.V.-INDU-0103

FALL VALLEY SUBDIVISION
 BLOCK 3, LOT 11
 FILING 1

APPROVED



GOLD LEAF COURT

NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED *KV 1-15-98*
 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.

DRIVEWAY LOCATED O.K.
 KL *Archer* 1/14/98

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