

FEE \$	10.5
TCP \$	—
SIF \$	292.5



BLDG PERMIT NO. 164065

## PLANNING CLEARANCE

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

BLDG ADDRESS 646 GOLD LEAF CT TAX SCHEDULE NO. 2945-034-47-012  
 SUBDIVISION FALL VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 414  
 FILING 1 BLK 3 LOT 12 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 USE OF EXISTING BLDGS None  
 (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 from property line (PL) Parking Req'mt 2  
 or 5' 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 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. Hark Date 2-23-98  
 Department Approval K. Valdez Date 2-27-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11034

Utility Accounting [Signature] Date 2/27/98

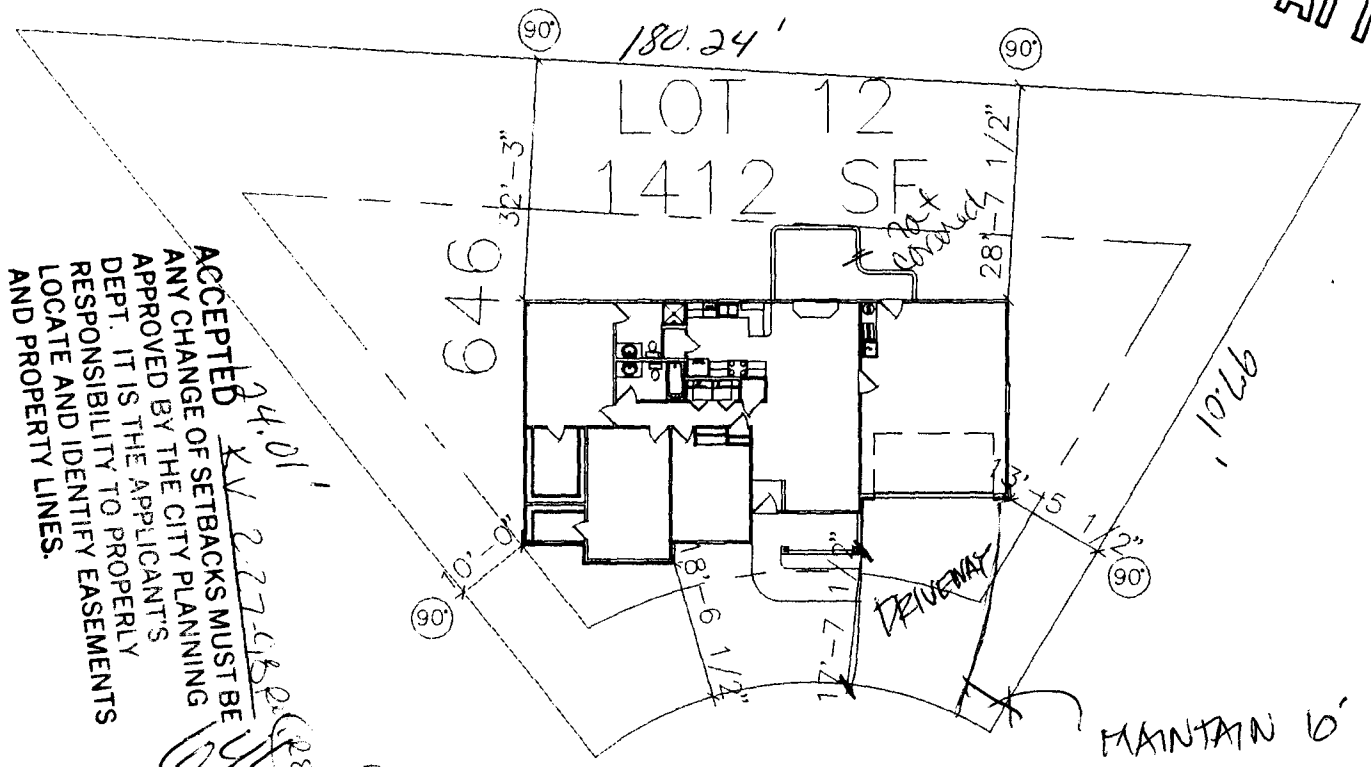
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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

# FALL VALLEY SUBDIVISION BLOCK 3, LOT 12 FILING 1

**APPROVED**



ACCEPTED  
 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.

24.01'  
 2.22.08  
 2.23.08

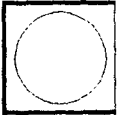
**GOLD LEAF COURT**

MAINTAIN 6' to #

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

REVISIONS	
1	
2	
3	
4	
5	
6	

**AUTODRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782



**GASTLE HOMES INC**  
 F.V. PLOT PLANS

DESIGN BY  
 AUTODRAFT  
 FILE NAME  
 FV-INCH.DWG  
 10-3-97  
 1/8" = 1'-0"  
**SHEET 1**

DRIVENWAY LOCATED OK.  
 KL Ashlock  
 2/23/08