

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54531

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



THIS SECTION TO BE COMPLETED BY APPLICANT

5003-6775-01

BLDG ADDRESS 2334 S. FALCON PT. CT. TAX SCHEDULE NO. 2945-08324010
 SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800
 FILING 3 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER STEPHEN K. WALL NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 410 WALNUT AVE. G.S., Co.
 (1) TELEPHONE 970) 245-8076 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: NEW;
 (2) TELEPHONE SAME SINGLE FAMILY RESIDENCE

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' on corner lots front property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 20' from PL Rear 10' from PL
 Maximum Height 28' FROM F.F.
 CENS.T. 14 T.ZONE 91 ANN# _____

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 St. K. Wall Date 12-18-95
 Department Approval Bonnie Edwards Date 12-19-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. S/F 8830
 Utility Accounting Mellie Fowler Date 12-19-95

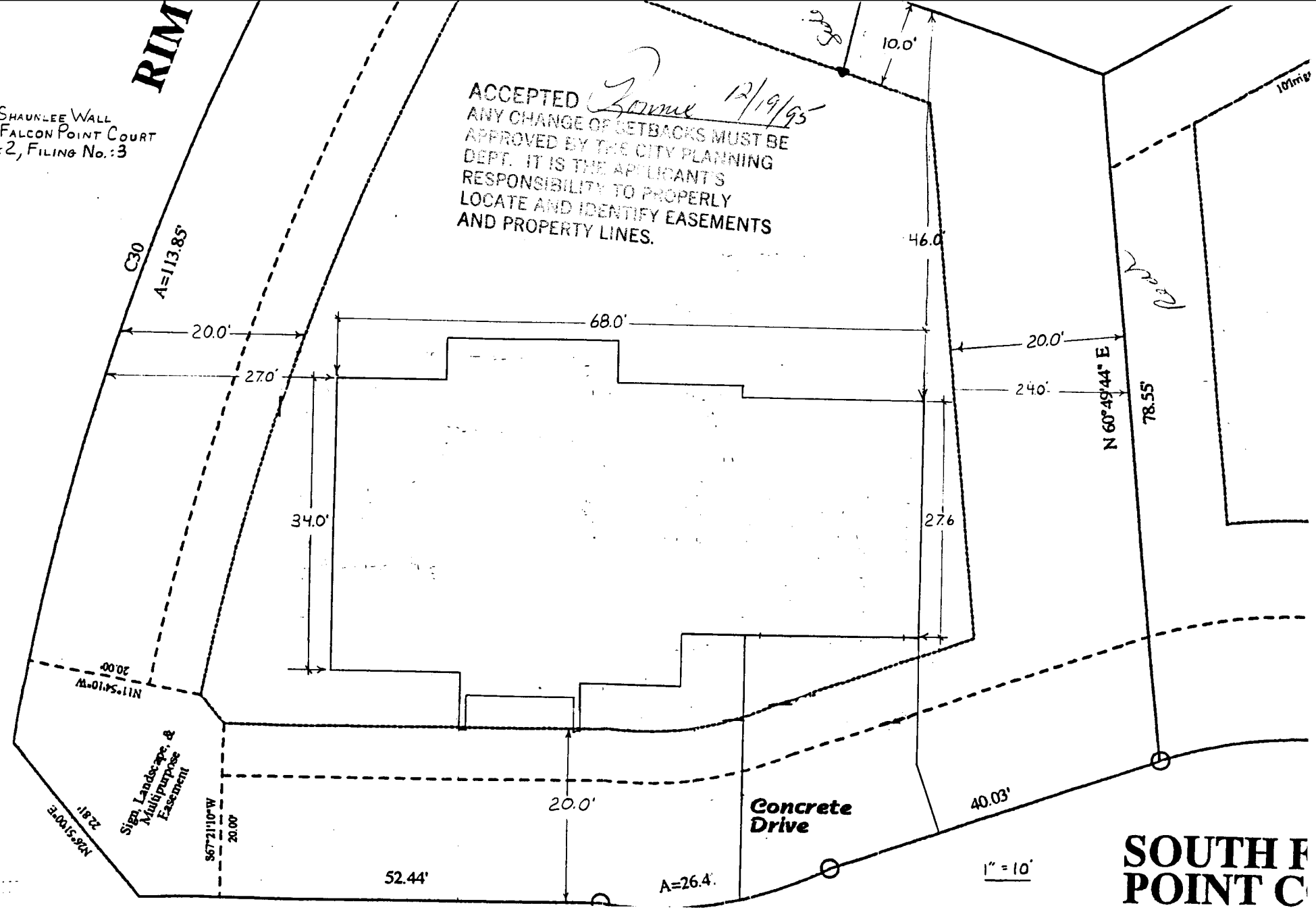
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

STEPHEN AND SHAUNLEE WALL
2334 SOUTH FALCON POINT COURT
Lot 10, Block 2, Filing No.: 3

RIM

ACCEPTED *Zoning 12/19/95*
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.



Sign, Landscape, & Multipurpose Easement

Concrete Drive

SOUTH FALCON POINT C

Front

2334 S. Falcon Pt. Ct.