

FEE \$ 1000
TCP \$ 330.29

Refunded 12/95

BLDG PERMIT NO. 53458

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2332 ~~2337~~ Falcon Point CT TAX SCHEDULE NO. 2945-083-01-114

SUBDIVISION South Riv SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 (1100 ^{Basement})

FILING 3 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Monument Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 259 Horizon NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243 4890 USE OF EXISTING BLDGS -

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: New Home - S/F

(2) ADDRESS Same

(2) TELEPHONE _____

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' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____

CENS.T. 14 T.ZONE 91 ANN# FP-95-86

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 [Signature] Date 9-6-95

Department Approval [Signature] Date 9-6-95

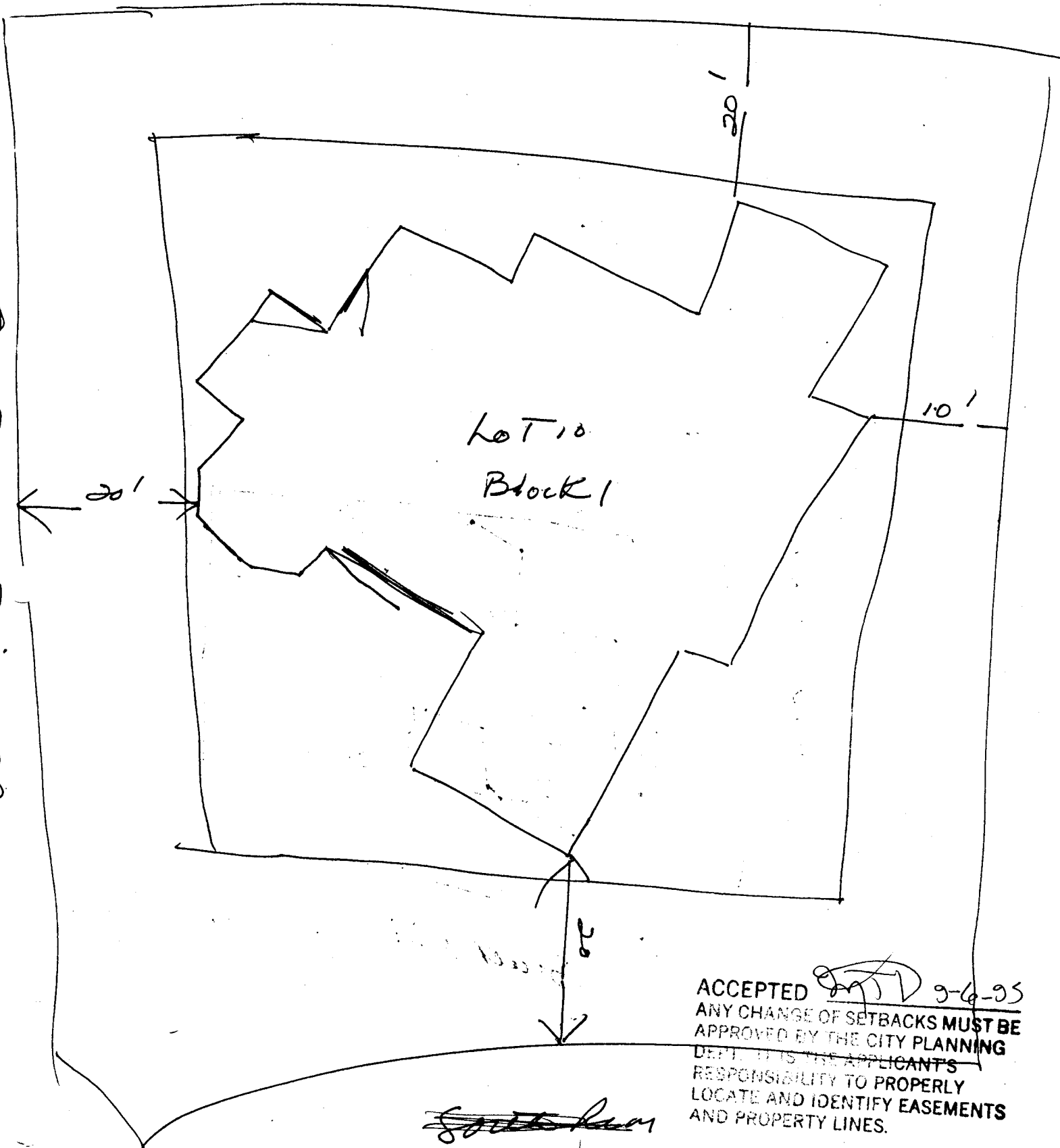
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8558 - S/F

Utility Accounting Mellie Fowler Date 9-6-95

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)

2337 Falcon Point CR



Lot 10
Block 1

ACCEPTED *[Signature]* 9-6-95
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

[Signature]

~~2337~~