

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	298 ⁰⁰



BLDG PERMIT NO. 60343

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2530 Falls View Circle TAX SCHEDULE NO. 2945-032-31-015
 SUBDIVISION Mounridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2410
 FILING 4 BLK 1~~2~~ LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER J P White Const. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3061 Avalon Dr
 (1) TELEPHONE 434-5067 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS NA
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ single family residence

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 2.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 19 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 Marlene White Date 7-29-98
 Department Approval Anta Pastello Date 8-12-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11522

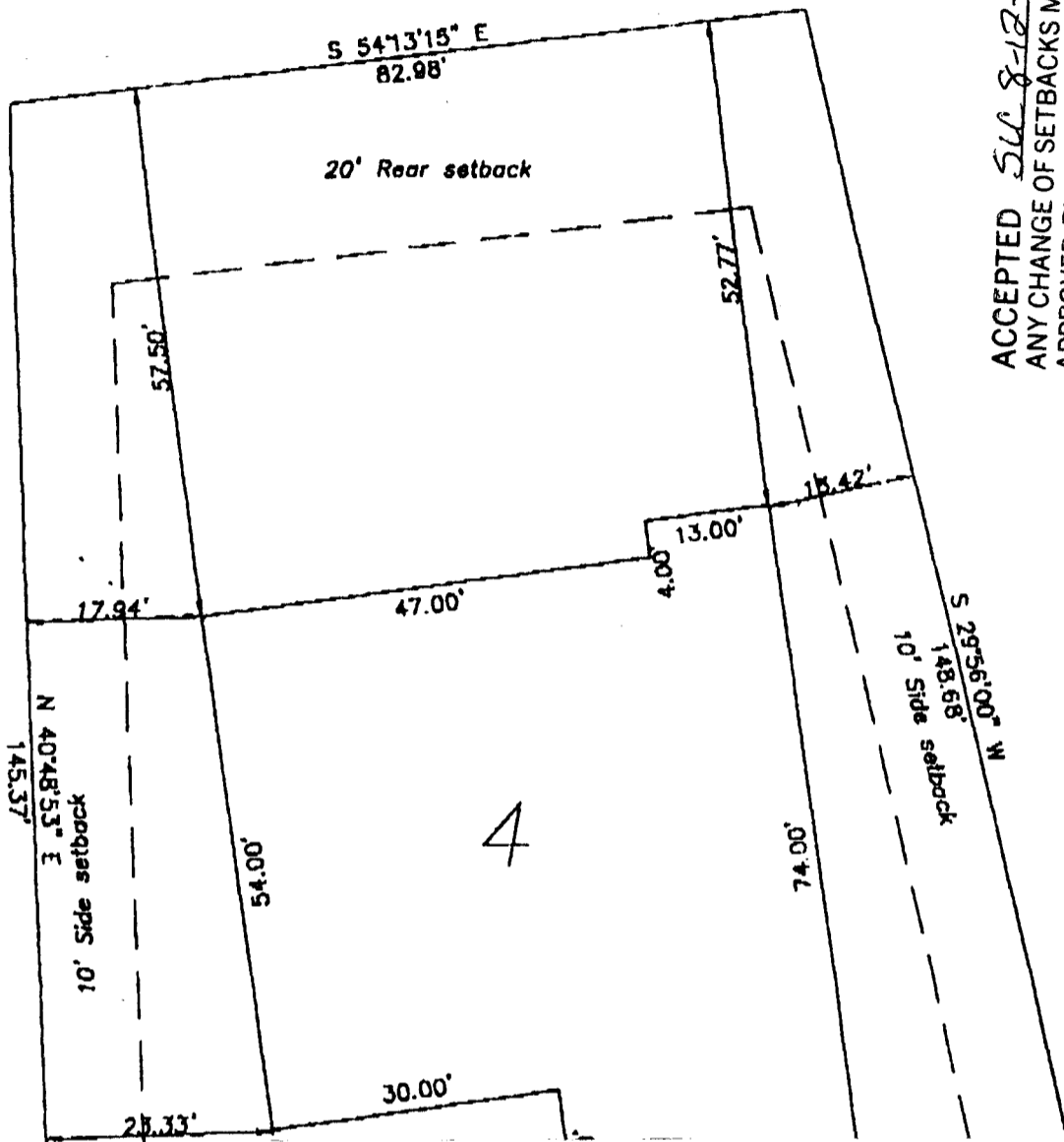
Utility Accounting R. Raymond Date 8/12/98

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)

HOUSE SITE PLAN

LOT 4, BLOCK 1
MOONRIDGE FALLS FILING #4
MESA COUNTY, COLORADO



ACCEPTED SLC 8-12-98
 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.

SCALE: 1" =

0
10
20

