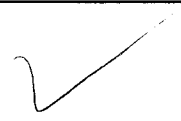


FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 67727



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2539 Falls View Cir TAX SCHEDULE NO. 2945-032-~~37-015~~ ⁵⁵⁻⁰⁰¹

SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400 +/-

FILING 4 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) n/a

(1) OWNER Nancy & Les Bertrach NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 360 Grand Ave #3 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 2431985 USE OF EXISTING BLDGS SFR

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ SF - new construction

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-23 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions All Covenants

Maximum Height All Covenants

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 [Signature] Date 11/14/98

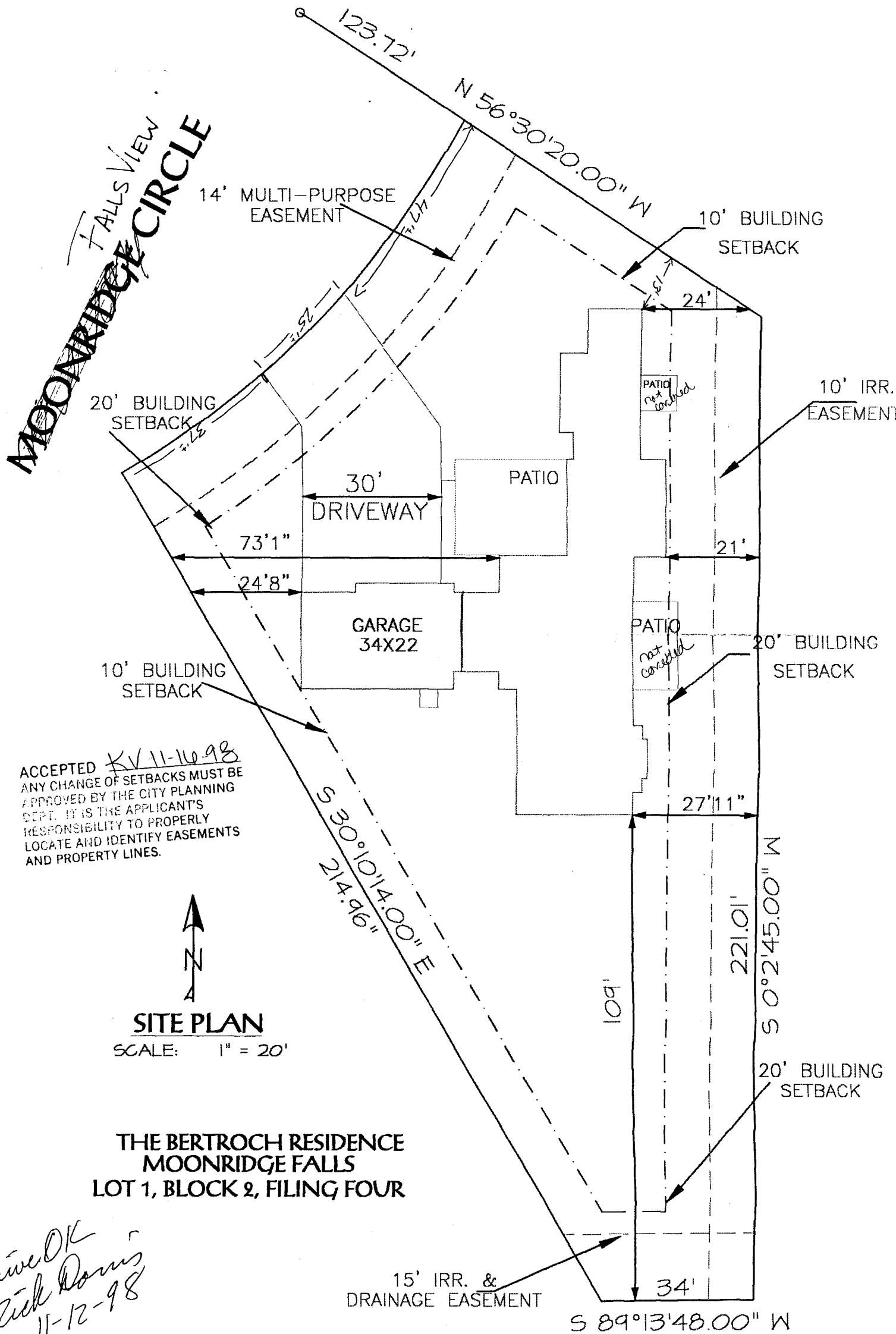
Department Approval [Signature] Date 11-16-98

Additional water and/or sewer tap fee(s) are required. YES NO _____ W/O No. #11760 TR 87522

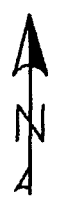
Utility Accounting [Signature] Date 11-16-98

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)



ACCEPTED *KV 11-10-98*
 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.



SITE PLAN

SCALE: 1" = 20'

**THE BERTROCH RESIDENCE
 MOONRIDGE FALLS
 LOT 1, BLOCK 2, FILING FOUR**

*Drive OK
 Rick Davis
 11-12-98*

2539 Falls View Cir.