

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



BLDG PERMIT NO. 71595

**PLANNING CLEARANCE**

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

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BLDG ADDRESS 696 Falls View Circle TAX SCHEDULE NO. 2945-032-56-016  
 SUBDIVISION MOONRIKER FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000  
 FILING BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Don Bergman NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 255 21 RD NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 858-9091 USE OF EXISTING BLDGS Home  
 (2) APPLICANT Distinctive Design Bldgs DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 255 21 RD  
 (2) TELEPHONE 260-9611 new 4 BDRM HOME w/ 3 CAR GARAGE

**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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 Maximum Height \_\_\_\_\_ CENSUS 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).

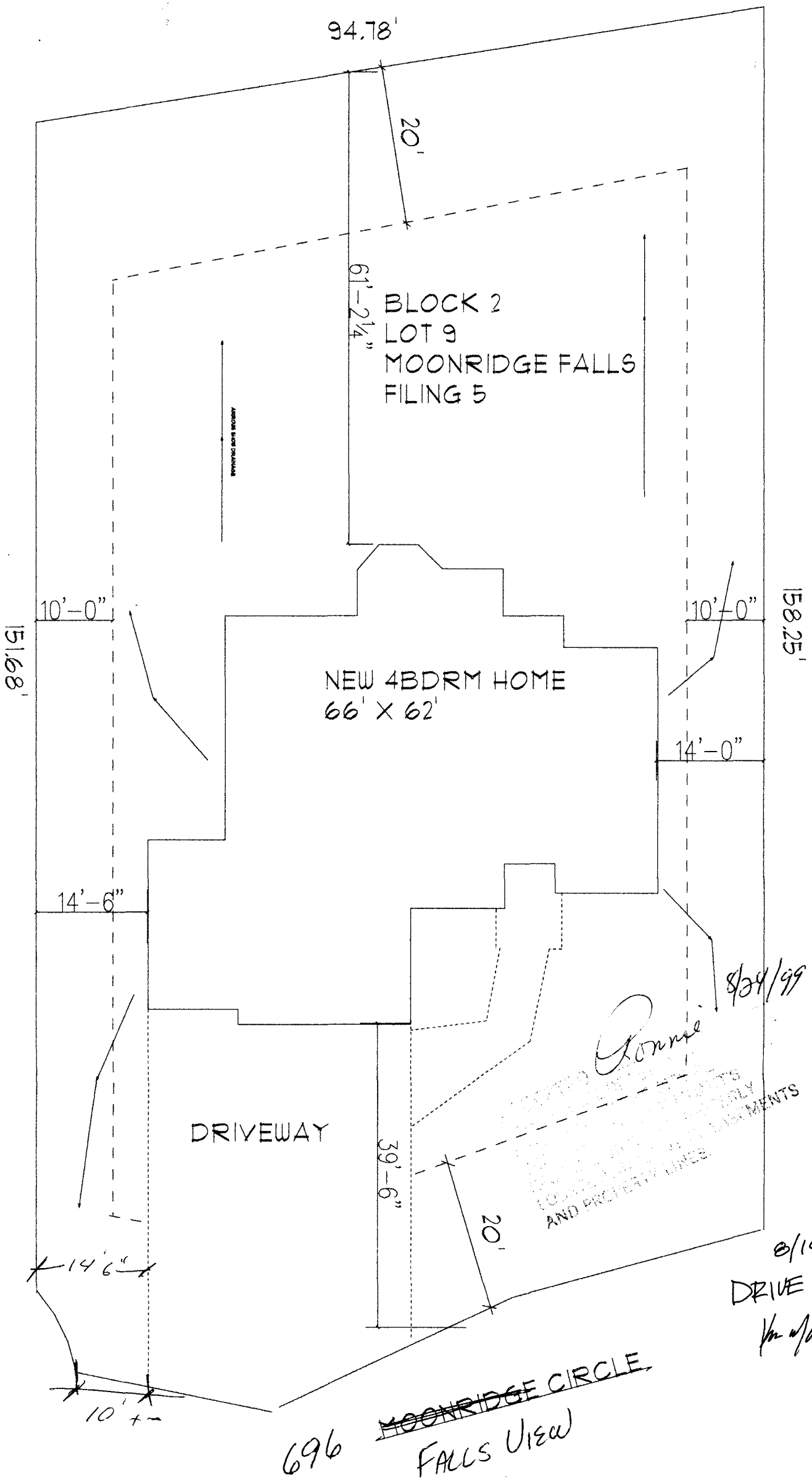
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/17/99  
 Department Approval Ronnie Edwards Date 8/24/99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12536  
 Utility Accounting Vanc Date 8/24/99

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)



94.78'

20'

61'-2 1/4"

BLOCK 2  
LOT 9  
MOONRIDGE FALLS  
FILING 5

REVERSE SIDE PROPERTY

10'-0"

151.68'

NEW 4BDRM HOME  
66' X 62'

10'-0"

158.25'

14'-0"

14'-6"

DRIVEWAY

39'-6"

20'

*Ronnie* 8/29/99  
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED  
 HEREIN IS TRUE AND CORRECT TO THE BEST OF MY  
 KNOWLEDGE AND BELIEF AND THAT I AM A  
 LICENSED SURVEYOR IN THE STATE OF TEXAS.  
 AND PROJECT LINES.

14'-6"

10' +/-

8/18/99  
DRIVE O.K.

*Handwritten signature*

696 ~~MOONRIDGE CIRCLE~~  
Falls View