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| FEE \$ | 10.00 |
| TCP \$ | 500.00 |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 70878

(Handwritten initials)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

54-009

BLDG ADDRESS 2510 FALLS VIEW CIRCT TAX SCHEDULE NO. 2945-B2-~~00175~~

SUBDIVISION MORRIS RIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2540

FILING BLK 5 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER DALE HILL NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 656 WELIA CT

(1) TELEPHONE 242-7022 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
260-8148

(2) APPLICANT DALE HILL USE OF EXISTING BLDGS —

(2) ADDRESS 656 WELIA CT DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE 242-7022 SINGLE FAMILY DWELLING

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

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

Maximum Height — CENSUS 19 TRAFFIC 10 ANN# —

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 Dale L Hill Date 6-22-99

Department Approval Ronnie Edwards Date 6-23-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12373

Utility Accounting Dabi Overholt Date 6-23-99

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)

Comma 9/23/99

STATEMENTS

6/23/99

DRIVE O.K.

~~ADD THE TAX SCHEDULE # AND SHOW THE LOCK OF THE DRIVE.~~

KENT MARSH

244-1451

2510 Falls View Cir-

1700 RIDGE FALLS

LOT 4 BLOCK 1 FILING #5

