

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO. 69585

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

*GW*

56-012

BLDG ADDRESS 2513 Falls View Cr TAX SCHEDULE NO. 2945-032-FBD

SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500

FILING <sup>5</sup>BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Hostetler MG, EJ, Amy NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 929 Main St GJC NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 245 0769 USE OF EXISTING BLDGS N/A

(2) APPLICANT Hostetler, MG DESCRIPTION OF WORK AND INTENDED USE:  
(2) ADDRESS 929 Main St Build Residence

(2) TELEPHONE 970 245 0769

**REQUIRED: One plot plan, on 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 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 Melvin G. Hostetler Date 4/12/99

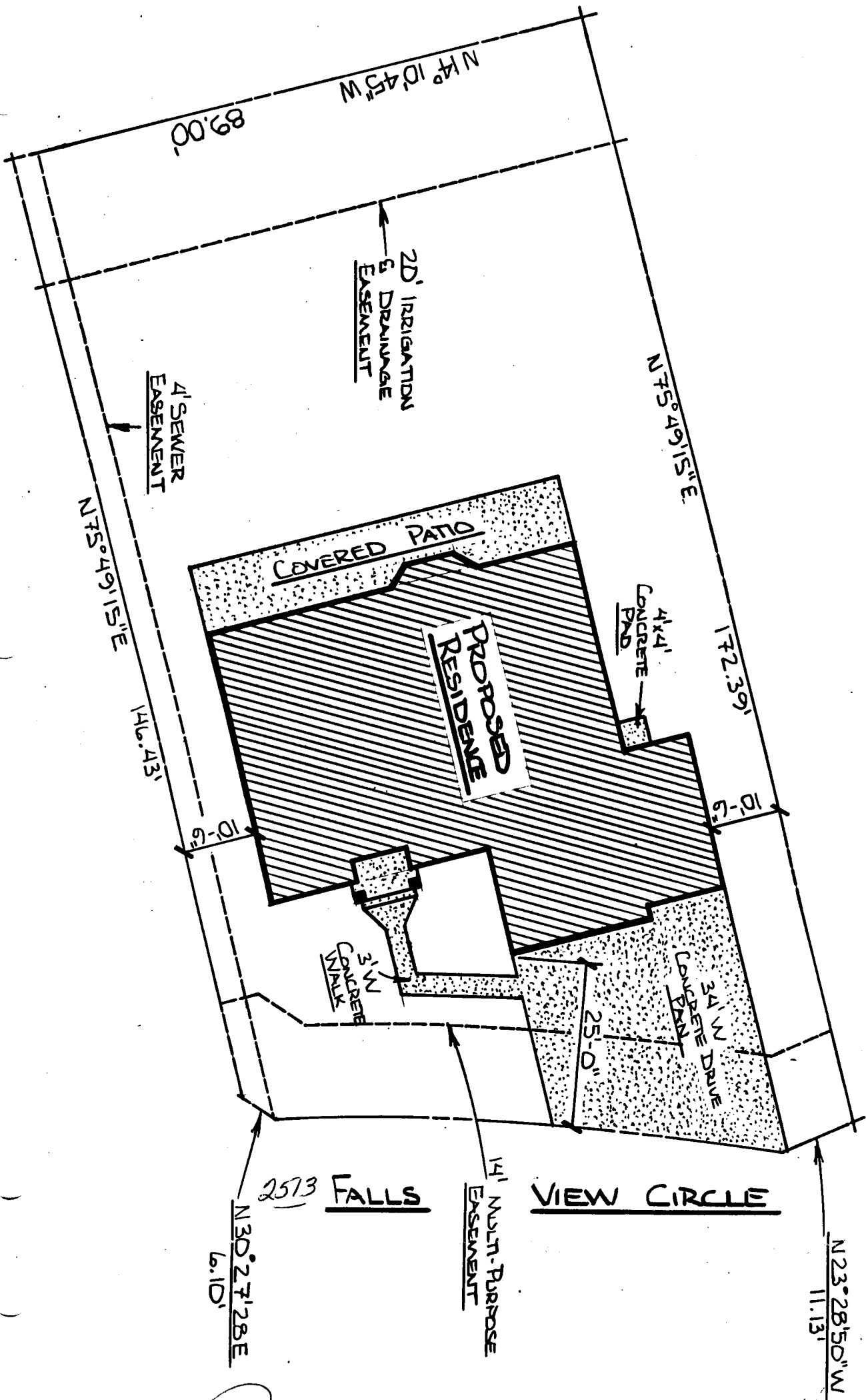
Department Approval Ronnie Edwards Date 4-13-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12101

Utility Accounting Dobi Overholt Date 4-13-99

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)



RECEIVED  
 Bonnie 4/13/99  
 PLANNING DEPARTMENT  
 CITY OF FALLS  
 2573 FALLS  
 FALLS, OREGON 97112  
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Done OK  
 Tech Harris  
 4-13-99