

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>

\$802<sup>00</sup> - Planning

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

BLDG PERMIT NO. 73080



Your Bridge to a Better Community

BLDG ADDRESS 2514 Falls View Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 2420

TAX SCHEDULE NO. 2945-032-54-008 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Moorridge Falls TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 95 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER GREGORY J TOFT NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 2720 Eden Ct USE OF EXISTING BUILDINGS ~~SFR~~ -

(1) TELEPHONE 943-1351 DESCRIPTION OF WORK & INTENDED USE BUILD SFR

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
(2) ADDRESS SAME  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

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 [Signature] Date 11/30/99

Department Approval [Signature] Date 11-30-99

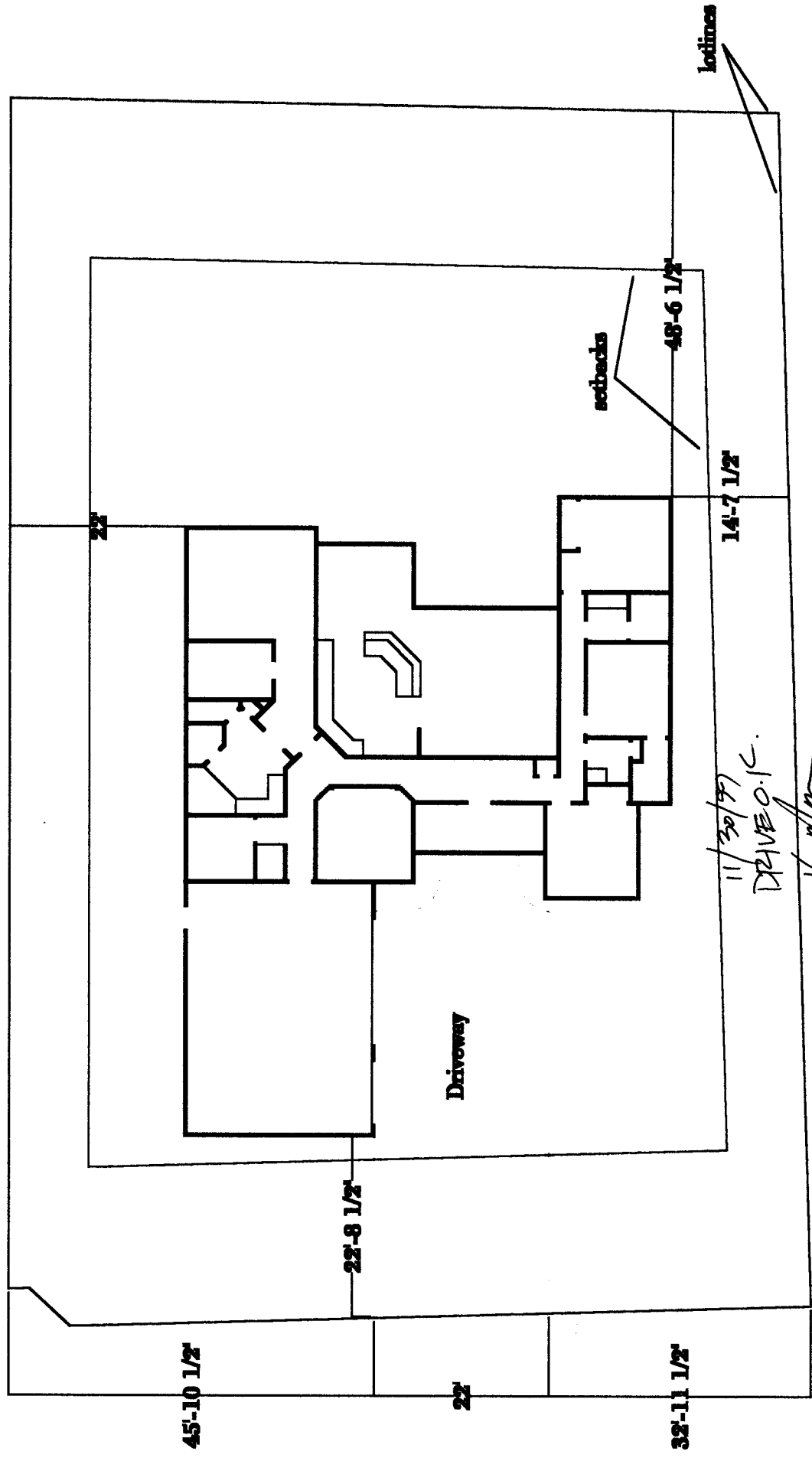
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1224</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/30/99</u>

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)

Ref 11-30-97

11/30/97



**Toft Construction**  
 Gregory J. Toft  
 2720 Eden Ct.  
 243-1351 / 260-8154

**Setbacks**  
 - Front 20'  
 - Rear 20'  
 - Sides 10'

**Lot 3**  
**Block 1**  
**Filling 45**  
**Mountridge Falls**

2514 Falls  
 View Cir.

11/30/97  
 DRIVE O.K.  
 [Signature]