

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 71594

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2517 Falls View Circle TAX SCHEDULE NO. 2945-032-56-010

SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,000^{sq}

FILING BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Jim Moore NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-6676 USE OF EXISTING BLDGS HOME

(2) APPLICANT Distinctive Design Builders DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1255 21 RD

(2) TELEPHONE 858-9091 New 3 Bdrm Home w/2 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

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

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 [Signature] Date 8/24/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12535

Utility Accounting [Signature] 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)



90.00'

20' IRRIGATION & DRAINAGE EASMENT

20'-0"

LOT 3 BLOCK 2
FILING NO. 5
MOONRIDGE FALLS SUB.

ARROWS SHOW
DRAINAGE.

45'-0"

NEW 2000 SQ. FT.
3 BDRM. HOME

150.35'

150.35'

14'-2"

10'-0"

10'-0"

DRIVEWAY

45'-0"

Bonnie 8/24/99

REVISED

14' MULTI-PURPOSE EASMENT

14'-0"

14'-2"

20'-0"

90.00'

2517 FALLS VIEW CIRCLE

8/18/99

DRIVE O.K.

Vm