

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 70256

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2526 Falls View Circle TAX SCHEDULE NO. 294503254005

SUBDIVISION MOORIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4400 #

FILING BLK 4, 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER JAMES & KATHY Filutze NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 643 LANADALE DR. L.J

(1) TELEPHONE (970) 434-2380 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS N/A

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE _____ Single Family Residence

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 2
 or — from center of ROW, whichever is greater

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

Maximum Height 32' CENSUS 19 TRAFFIC 10 ANNX# _____

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 _____ Date 5-17-99

Department Approval _____ Date 5-19-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12213

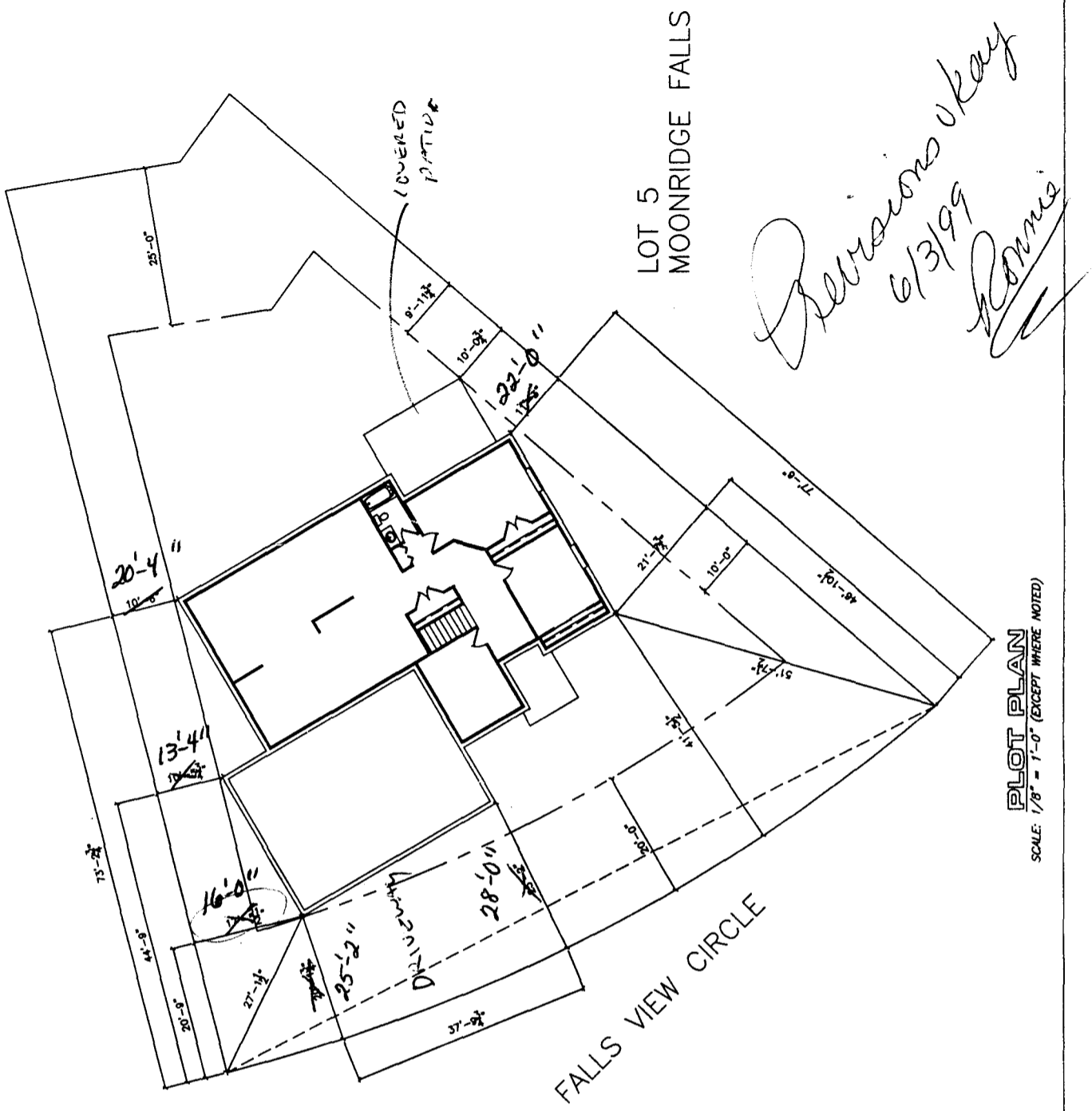
Utility Accounting _____ Date 5/19/99

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)

NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED SLR 5-19-99
ALL OTHERS BY REFERENCE TO THIS
DRAWING ARE HEREBY DELETED
UNLESS SPECIFICALLY NOTED
HEREON. THIS DRAWING IS TO BE USED ONLY
TO IDENTIFY EASEMENTS
AND PROPERTY LINES.



2526 FALLS VIEW CIRCLE
LOT 5, BLK, 1, FILING # 4
Moonridge Falls Subdivision

Drive OK -
Pick Downs
5-18-99