

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

#802<sup>00</sup>



BLDG PERMIT NO. 69001

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

BLDG ADDRESS 2533 Fall View Circle TAX SCHEDULE NO. 2945-032-56-002  
 SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2233  
 FILING BLK 4 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Laurel Coleman NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 464 25 1/2 Rd. GJ 81505  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Laurel Coleman USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 464 25 1/2 Rd. GJ 81505 DESCRIPTION OF WORK AND INTENDED USE: new  
 (2) TELEPHONE 256-7624 construction, single family home

**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 Laurel Coleman Date 3-4-99

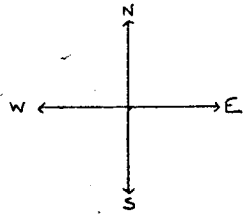
Department Approval Ponnie Edwards Date 3/5/99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11994

Utility Accounting Debi Overholt Date 3-5-99

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)

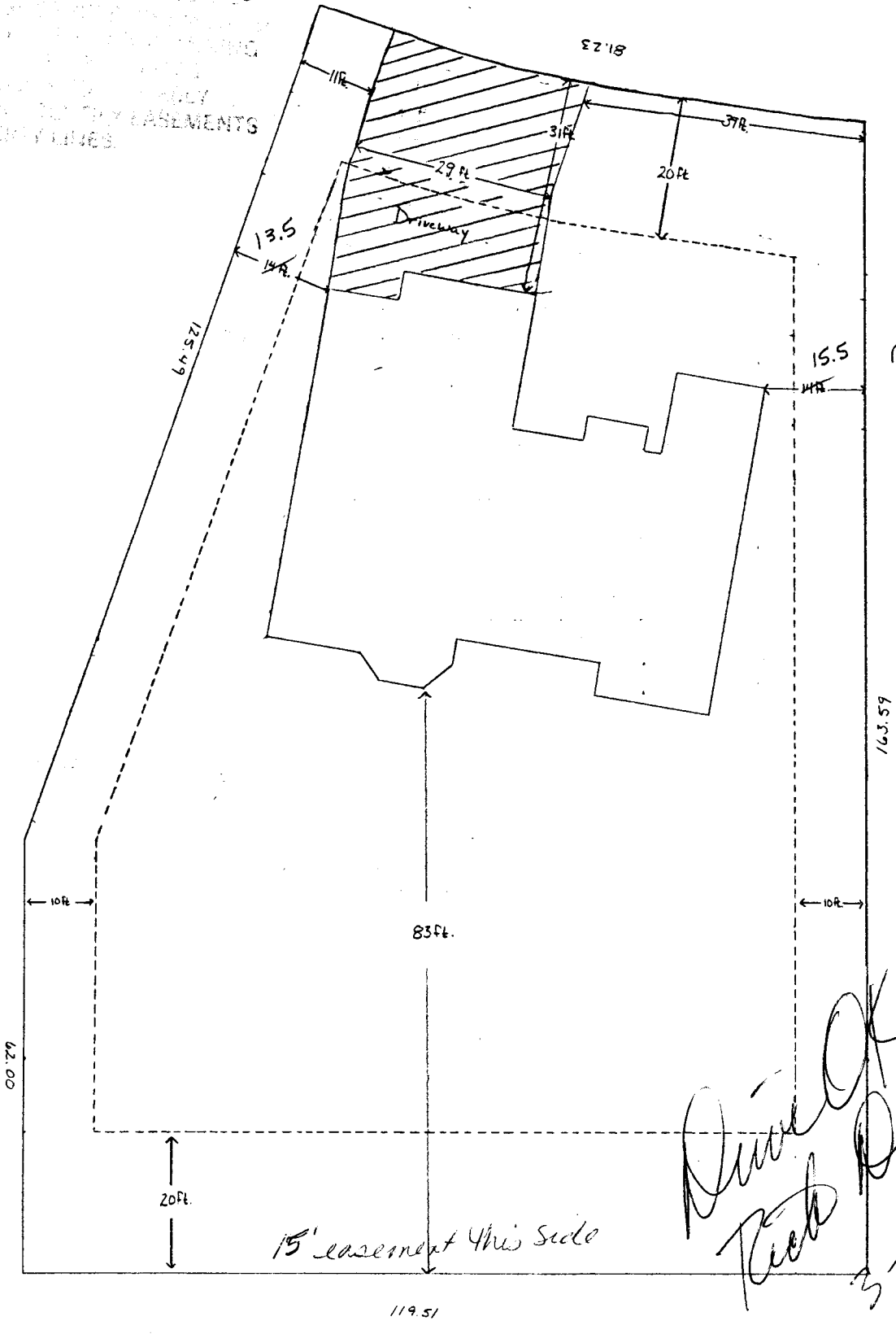


Property Line  
Set backs

ACCEPTED *Ronnie Edwards* 3/5/99

APPROVED BY: *Ronnie Edwards*  
DATE: 3/5/99  
SUPERVISOR: *Ronnie Edwards*  
PROPERTY LINES

2533 Fall View Court	
SCALE: 1" = 10ft	APPROVED BY: <i>Ronnie Edwards</i>
DATE: 3/5/99	DATE: 3/5/99
Superior Contracting, Inc.	
DRAWING NUMBER	



revised  
3/18/99  
RSE

15' easement this side

*Ronnie Edwards*  
*Rich Dennis*  
3-4-99