

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 70471

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

BLDG ADDRESS 2537 FALLS VIEW CIR TAX SCHEDULE NO. 2945-032-55-002
 SUBDIVISION MEAN RIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3100 / 1100 UNKN BASK
 FILING 4 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER ED. HARTZ NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2553 FOREST HILLS AVE
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-5803
 (2) APPLICANT SKELTON CONST INC USE OF EXISTING BLDGS RESIDENTIAL
 (2) ADDRESS 706 IVY PL Gld DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 245-9008 / 250-7055 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 n/a
 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 n/a
 Maximum Height 32'
 CENSUS 10 TRAFFIC 19 ANN#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Don Shuster Date 6-11-99

Department Approval Patricia Pitt Date 6-16-99

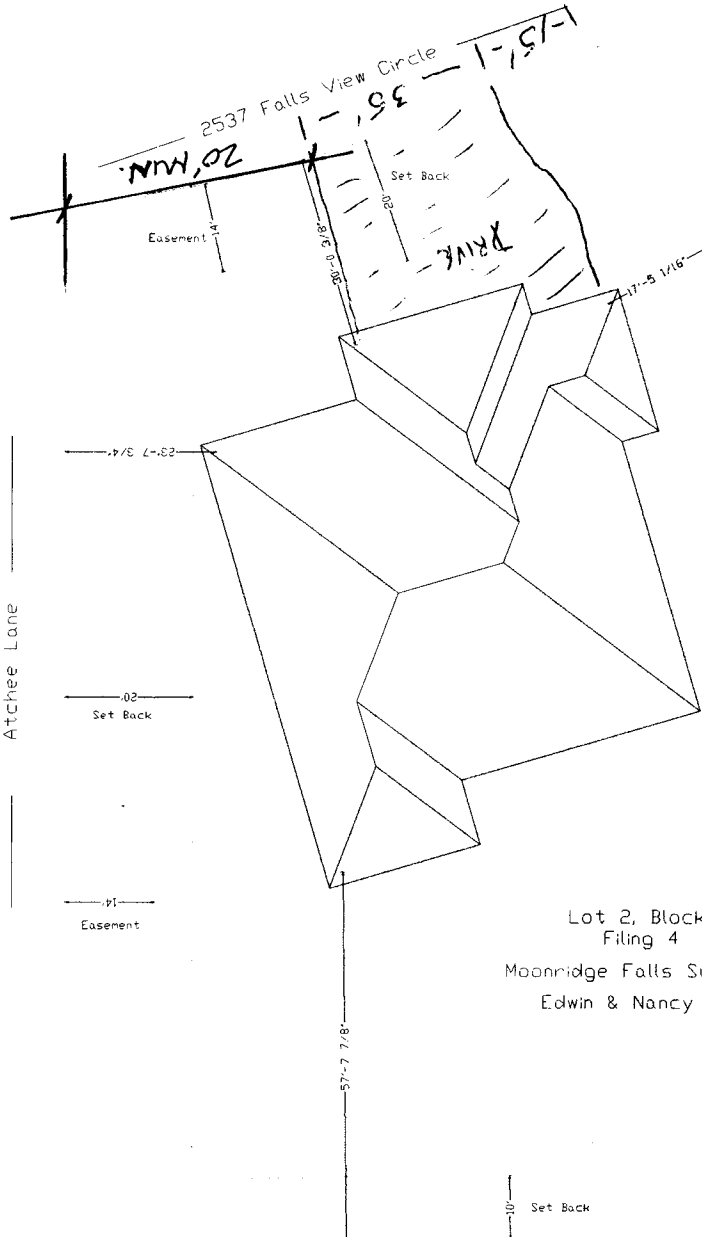
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12338

Utility Accounting Patricia Pitt Date 6/16/99

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)

DRIVE O.K.
 6/15/99
 * MAINTAIN A MIN. OF 20' FROM THE
 PROP. LINE ADJ. TO ATCHEE LAKE
 TO THE EDGE OF THE DRIVE.
 W/W



Lot 2, Block 2
 Filing 4
 Moonridge Falls Subdivision
 Edwin & Nancy Hartz

STATE OF MISSISSIPPI
 DEPARTMENT OF REVENUE
 OFFICE OF THE COMMISSIONER
 1000 BAYVIEW DRIVE
 BILOXI BEACH, MISSISSIPPI 39265
 (601) 373-3000
 FAX (601) 373-3001
 WWW.MISSISSIPPI.GOV

RFR KF 6-11-99

10' Set Back

10' Set Back

15' Easement

Atchee Lane

10'-02' Set Back

11' Easement

20' Min.

14' Easement

View Circle

35'

20' Set Back

DRIVE

17'-5 1/8'

23'-7 5/8'

57'-7 7/8'