

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	0



BLDG PERMIT NO. 70481

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

BLDG ADDRESS 2840 Grand Falls Circle TAX SCHEDULE NO. 2943 012 29 018

SUBDIVISION ~~2840~~ Falls Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1800^{sq ft}

FILING BLK 2 LOT 18 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER William Serviss NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 225 Willow Brook Rd

(1) TELEPHONE 970-242-7632 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT (Same) USE OF EXISTING BLDGS None

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

(2) TELEPHONE _____ Single Family Home on VACANT lot.

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-8 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 0' to 10' between units from PL Rear 0' to 15' (10' between units) Special Conditions _____

Maximum Height _____ CENSUS 6 TRAFFIC 29 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 William Serviss Date June 8 1999

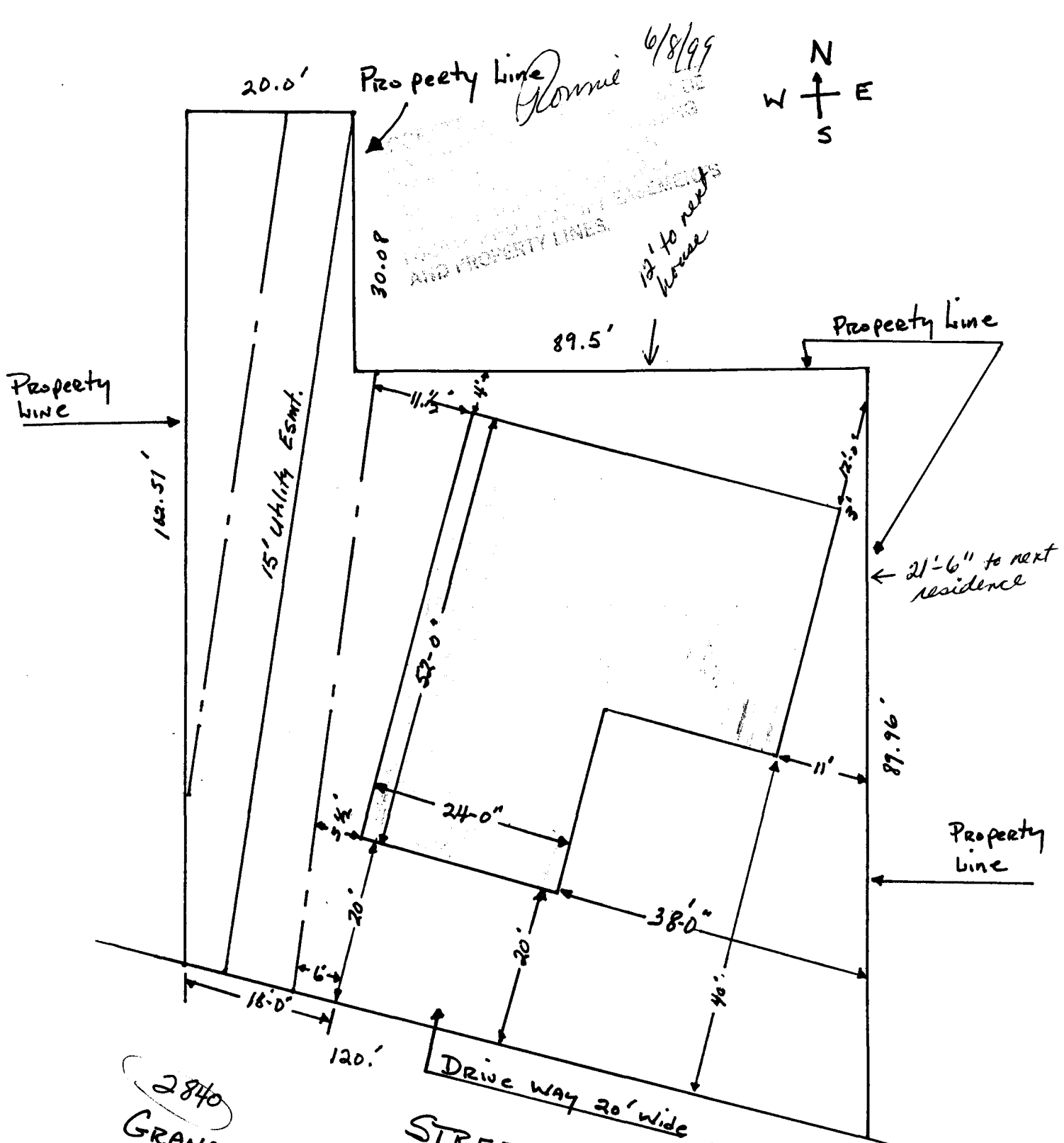
Department Approval Ronnie Edwards Date 6/8/99

Additional water and/or sewer tap fees are required: YES NO W/O No. 90053

Utility Accounting [Signature] Date 6-8-99

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)



2840
GRAND FALLS STREET
CIRCLE

6/7/99
DRIVE O.K.
[Signature]

**CADE VILLAGE
FIL. 1**
 1/4 LAT OF LOT 8, BLK. 2,
 FALLS FIL. 2

**FALLS
FIL. NO. 3**

**FALLS
VILLAGE**

"THE FALLS" - FIL. NO. 3
 A REPLAT OF LOT 1 BLOCK 7, THE
 FALLS FIL. NO. 3
 TRACTS A, B & C TO AN UND. 1/12th INTEREST
 PER LOT - HOUSE BILL 1346

