

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

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

BLDG PERMIT NO. 73859



Your Bridge to a Better Community

BLDG ADDRESS 698 Falls View ^{CIRCLE} SQ. FT. OF PROPOSED BLDGS/ADDITION 2800 ^{sq}

TAX SCHEDULE NO. 2945-032-56-015 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Moonlight Falls TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 5 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Distinction Design Bldg NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1255 21 RD USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 858-9091 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY
Dwelling

(2) APPLICANT Don Bergman TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBO) ^{DAED}
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS SAME

(2) TELEPHONE _____

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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 10 TRAFFIC 19 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).

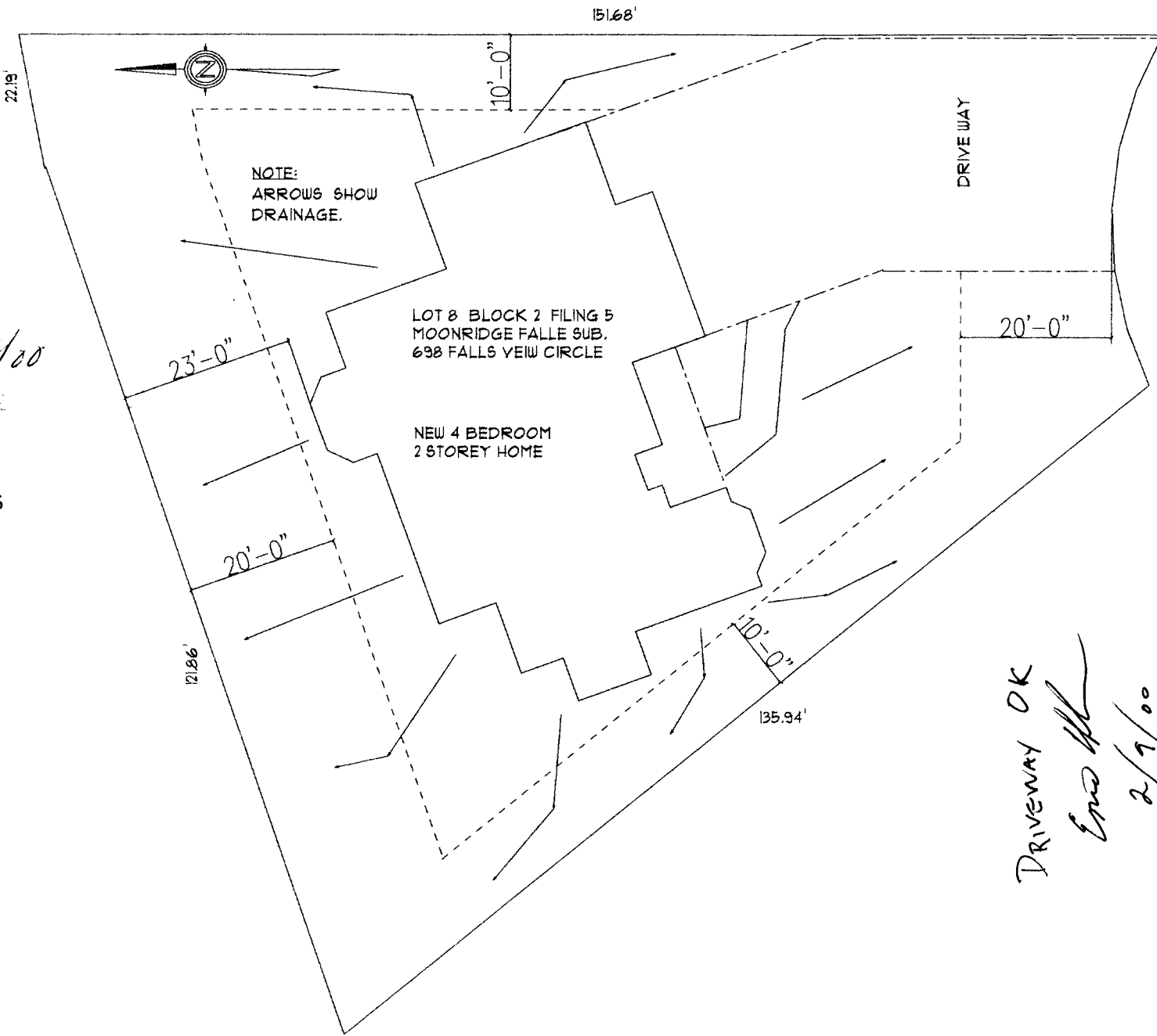
Applicant Signature [Signature] Date 2/9/00

Department Approval [Signature] Date 2/15/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12857</u>
Utility Accounting	<u>C. Bensley</u>	Date	<u>2/15/00</u>

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)



ACCEPTED *4/15/00* *2/16/00*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY OK
Erna H.
2/7/00

698 FALLS VIEW CIRCLE