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

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

BLDG PERMIT NO. 74991



Your Bridge to a Better Community

BLDG ADDRESS 2515 Falls View Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 3,287

TAX SCHEDULE NO. 2945-032-56-011 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Moonridge Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 3,287

FILING 5 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction

(1) OWNER John & Josephine Kelly NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction

(1) ADDRESS 611 Arapahoe Drive USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 242-0054 DESCRIPTION OF WORK & INTENDED USE New single Family residence

(2) APPLICANT J.G. Molzahn Const, Inc. TYPE OF HOME PROPOSED:

(2) ADDRESS 3020 Bookcliff Ave. Site Built Manufactured Home (UBC)

(2) TELEPHONE 434-6069 Manufactured Home (HUD)
 Other (please specify) _____

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 _____

Maximum Height 32' 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 Cedric E. Mjøl Date 4-27-00

Department Approval Y/Ishe Bagon Date 5/4/00

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13079</u> |
| Utility Accounting | <u>Halt</u> | | Date <u>5/4/00</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)

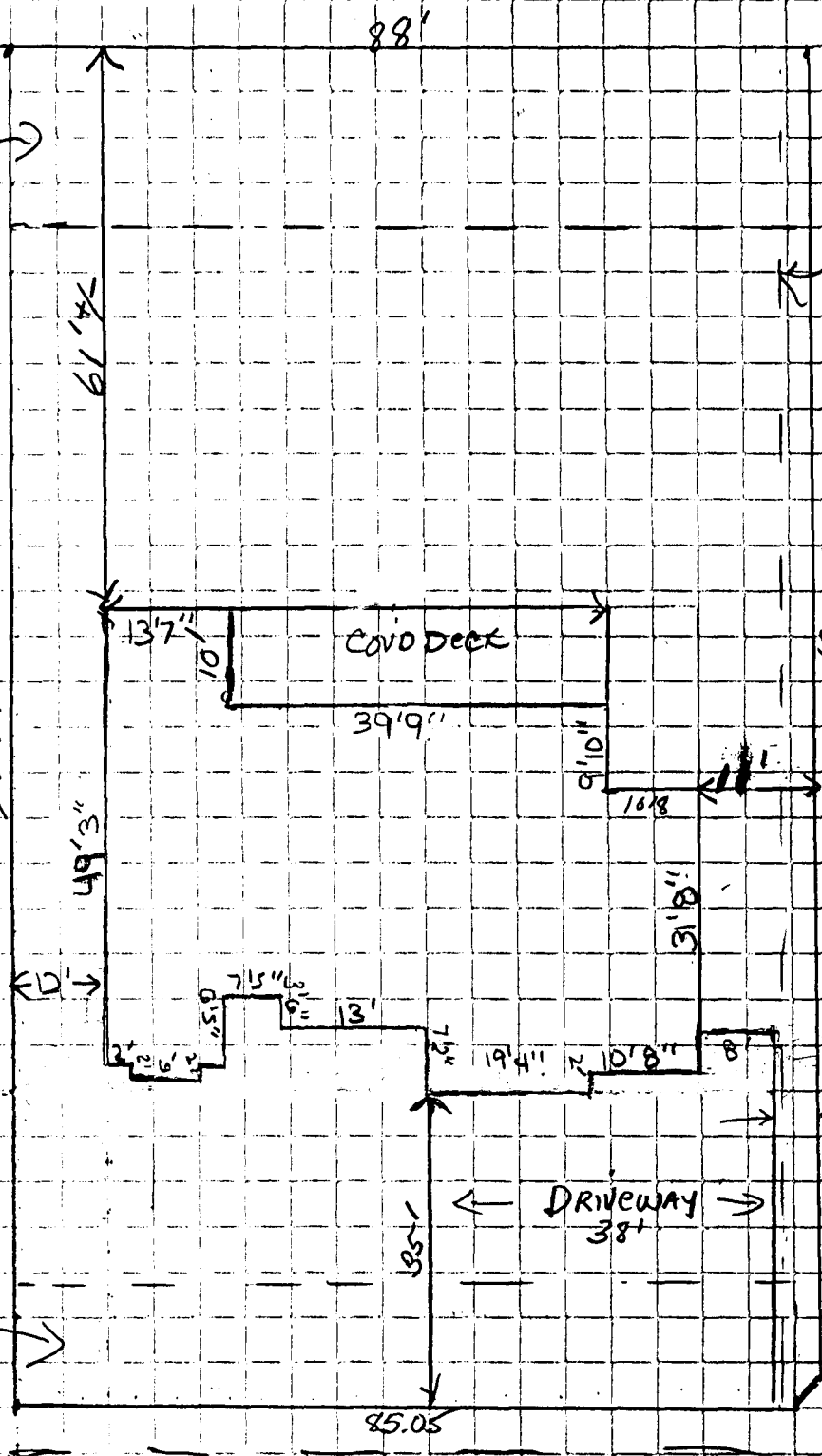
20' IPR DRAINAGE

4" SEWER & WATER

150.35

14' MULTI-PURPOSE EASEMENT

DRIVE OK AS MODIFIED
EMD 8/11/00



2515 FALLS VIEW CIRCLE

BK2, Lot 4 Moonridge Falls Subdivision
Filing 5

ACCEPTED
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.
4/15/00 3/7/00