

FEE \$	10.00
TCP \$	500
SIF \$	292

(300)

## PLANNING CLEARANCE

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

BLDG PERMIT NO. 74823



Your Bridge to a Better Community

BLDG ADDRESS 2518 FALLS VIEW CRT SQ. FT. OF PROPOSED BLDGS/ADDITION 3000

TAX SCHEDULE NO. 2945-032-54-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION MIDWINTER TOTAL SQ. FT. OF EXISTING & PROPOSED 3000

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

(1) OWNER DALE HILL NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction

(1) ADDRESS 656 WELICOT RD USE OF EXISTING BUILDINGS NEW RES

(1) TELEPHONE 242-7022 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(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 DR. 2-3 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

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 Dale L Hill Date 4-17-00

Department Approval Asha Prager Date 4/18/00

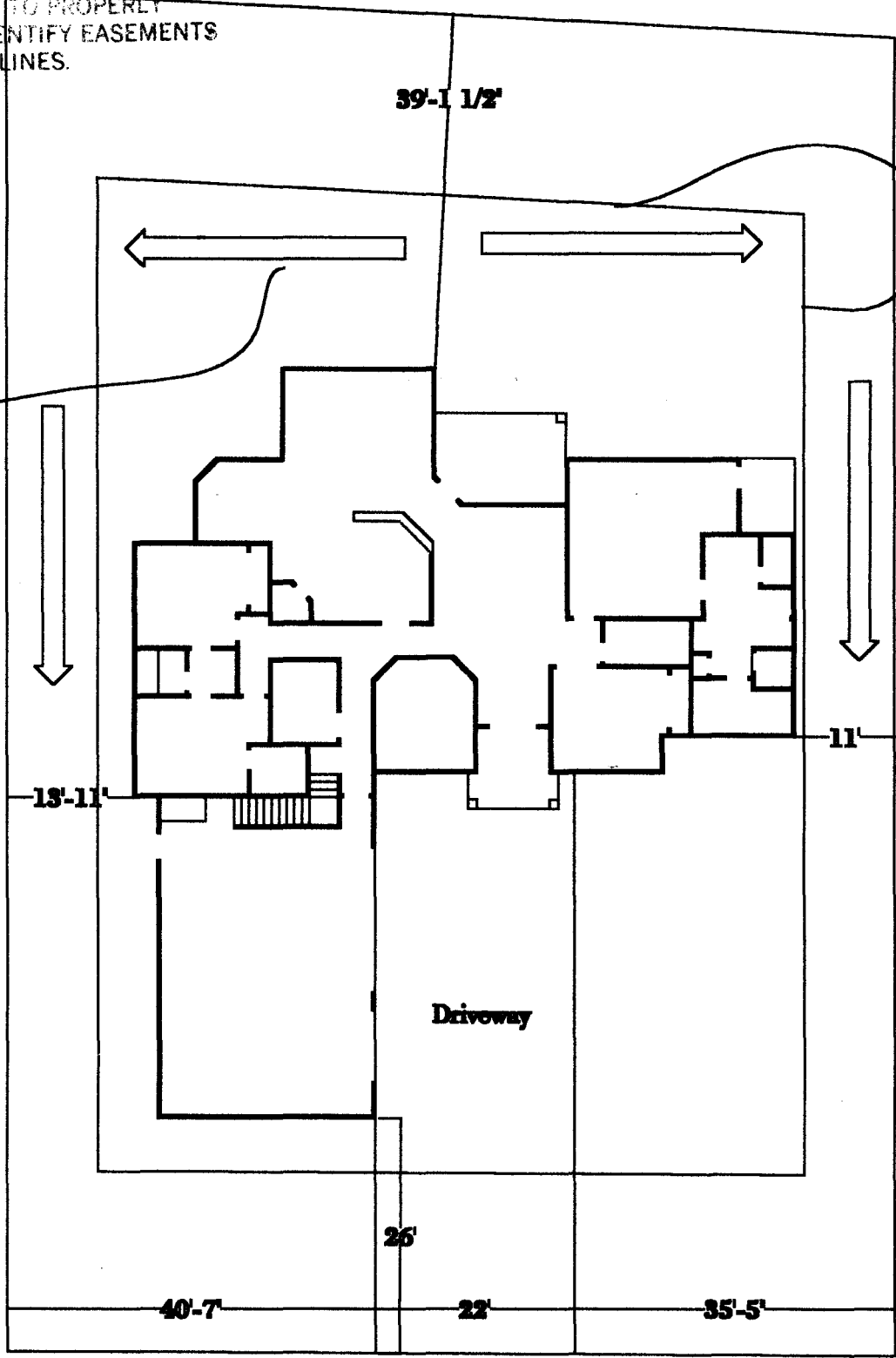
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13027</u>
Utility Accounting	Date <u>4/18/00</u>		

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)

*MSlu 4/18/00*

UNAPPROVED  
ANY CHANGES TO SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



Drainage

Set Backs  
Front - 20'  
Back - 20'  
Sides - 10'

2518 Falls View  
Lot 2  
Block 1  
Filing 5  
Moonridge Falls

Dale Hill  
656 Welig Ct.  
Grand Junction CO  
81504

DRIVE OK  
*MSlu*  
4/17/00