

FEE \$	\$10
TCP \$	\$500
CF \$	\$292

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

BLDG PERMIT NO. 75305



Your Bridge to a Better Community

BLDG ADDRESS 2522 FAUS VIEW CIR SQ. FT. OF PROPOSED BLDGS/ADDITION 2480
 TAX SCHEDULE NO. 245-02-54-006 SQ. FT. OF EXISTING BLDGS - 0 -
 SUBDIVISION Monroe Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 2480
 FILING 5 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER GREG TOFT NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2720 EBEL CT USE OF EXISTING BUILDINGS SFR
 (1) TELEPHONE 243-1351 DESCRIPTION OF WORK & INTENDED USE BUILD SFR
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 R2.3 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 2 spaces
 Maximum Height 32' Special Conditions _____
 CENSUS 10 TRAFFIC 19 ANNEX# _____

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).

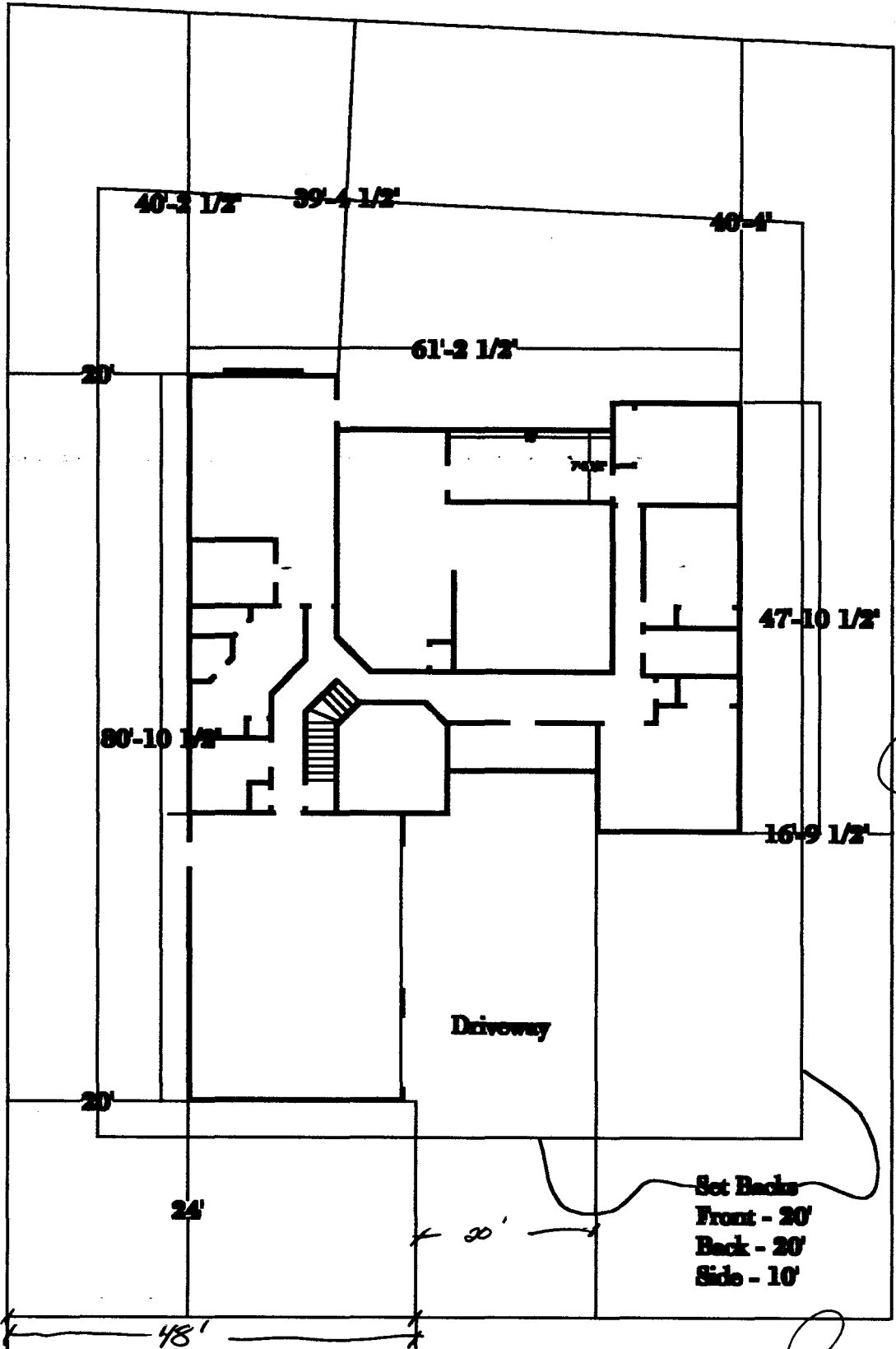
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/17/00
 Department Approval [Signature] Date 5/18/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>1341</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/18/00</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)



Lot 1
 Block 1
 Filing # 5
 Moonridge Park

2522 Falls View

Toft Constructic
 Greg Toft
 2720 Eden Ct.
 Grand Junction
 243-1351 Home
 234-8154 Cell

DRIVE OK
 E. [Signature]
 5/17/00

ACCEPTED *Ronnie* 5/18/00
 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.