FEE \$	10
TCP\$	500
CIF	2017

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

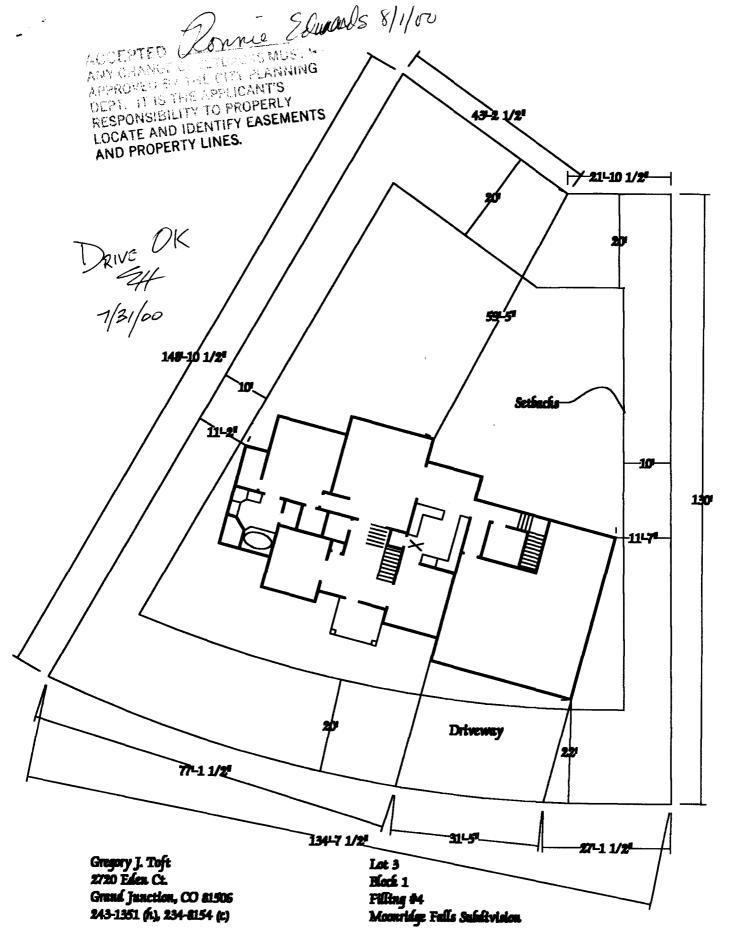
Community Development Department

BLDG PERMIT NO.	76244
	7



Your Bridge to a Better Community

BLDG ADDRESS 2534 Fores View	SQ. FT. OF PROPOSED BLDGS/ADDITION 2562		
TAX SCHEDULE NO. 2945 - 032-54-00	SQ. FT. OF EXISTING BLDGS		
SUBDIVISION Moonradge Falls	TOTAL SQ. FT. OF EXISTING & PROPOSED 2562		
FILING 4 BLK LOT 3  (1) OWNER Gregory & Torr  (1) ADDRESS 2730 Eden ct  (1) TELEPHONE 243-1351  (2) APPLICANT Gravy & Torr  (2) ADDRESS 2730 Eden ct  (2) TELEPHONE 234-8154	NO. OF DWELLING UNITS:  Before:		
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.		
ZONE PL2.3  SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater  Side 10' from PL, Rear 20' from P  Maximum Height 32'	Doubling Doublet		
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 the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).		
Applicant Signature  Department Approval  Round Ediva	Date 7/25/00  Date 8-1-00		
Additional water and/or sewer tap fee(s) are required:  Utility Accounting	YES NO W/O No. (3)94		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)			
(White: Planning) (Yellow: Customer) (Pir	nk: Building Department) (Goldenrod: Utility Accounting)		



2543 Falls View Circle