

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	297 ⁻

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

BLDG PERMIT NO. 76244



Your Bridge to a Better Community

BLDG ADDRESS 2534 Fous View Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 2562
 TAX SCHEDULE NO. 2945-032-54-003 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION Moonridge Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 2562
 FILING 4 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Gregory J Toft USE OF EXISTING BUILDINGS SFR
 (1) ADDRESS 2720 Eden ct DESCRIPTION OF WORK & INTENDED USE BUILD SFR
 (1) TELEPHONE 243-1351 TYPE OF HOME PROPOSED:
 (2) APPLICANT Gregory J Toft Site Built Manufactured Home (UBC)
 (2) ADDRESS 2720 Eden ct Manufactured Home (HUD)
 (2) TELEPHONE 234-8154 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 NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt 2
 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 [Signature] Date 7/25/00
 Department Approval Ronnie Edwards Date 8-1-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13294</u>
Utility Accountir.g <u>[Signature]</u>		Date <u>8-1-00</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)

