

FEE \$	10
TCP \$	500
GIF \$	292

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 75153



Your Bridge to a Better Community

BLDG ADDRESS 2542 Falls View <sup>CIRCLE</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 3,000 sq'

TAX SCHEDULE NO. 2945-032-54-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Moonridge Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 3,000 sq'

FILING 4 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Distinctive Region Bldgs NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1255 21 RD USE OF EXISTING BUILDINGS NEW 4000R Home

(1) TELEPHONE 858-9091 DESCRIPTION OF WORK & INTENDED USE New 4000R Home

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

(2) ADDRESS 1255 21 RD

(2) TELEPHONE 858-9091

**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 \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 20 from PL, Rear 20' from PL

Maximum Height 10'

Permanent Foundation Required: YES  NO \_\_\_\_\_

Parking Req'mt 2

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).

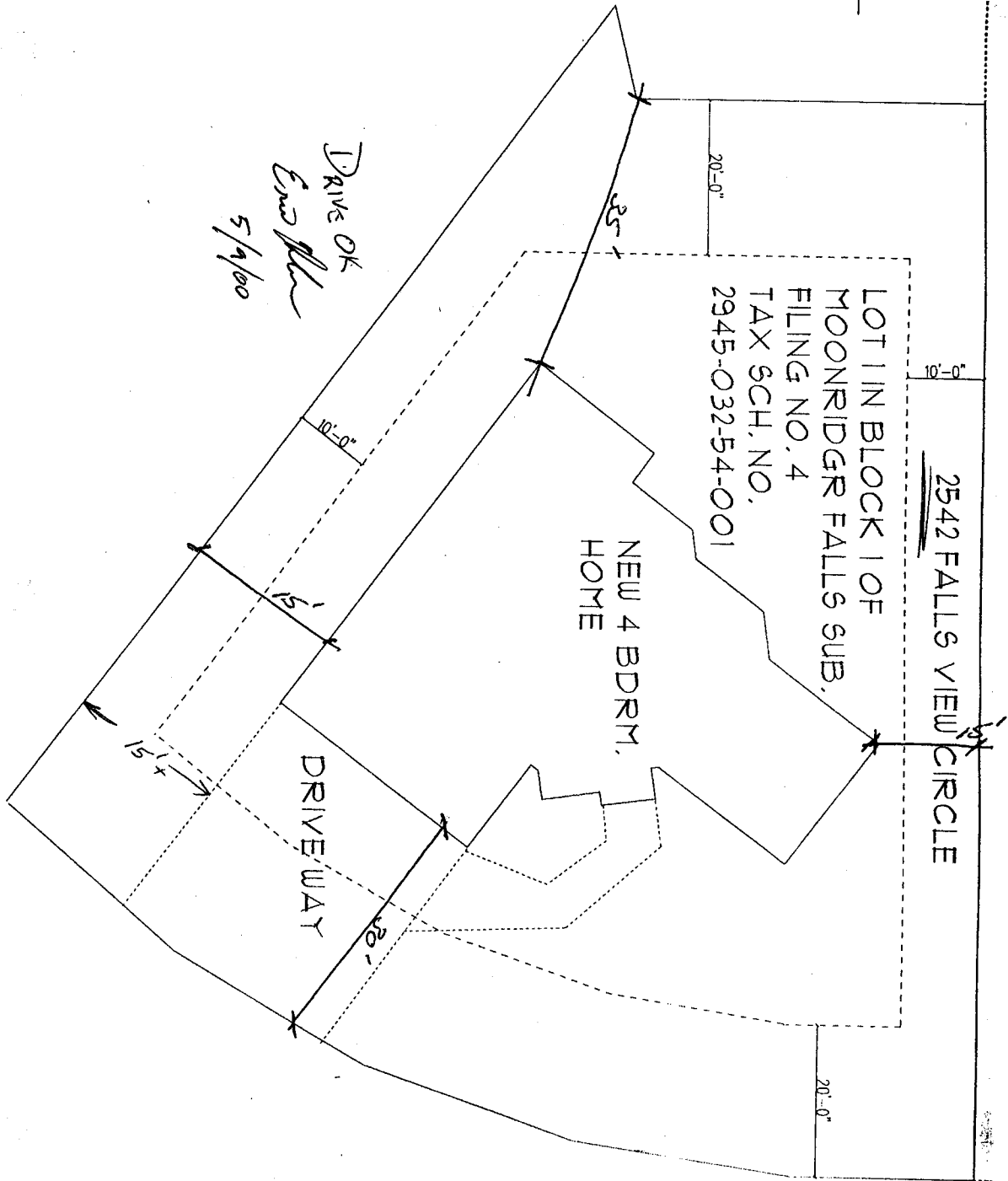
Applicant Signature [Signature] Date 6/15/00

Department Approval Ronnie Edwards Date 6/15/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>3176</u>
Utility Accounting <u>[Signature]</u>		Date	<u>6/15/00</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)



FALLS VIEW CIRCLE

ACCEPTED *Ronnie* 6/15/00  
 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.