

FEE \$ <u>10.00</u>
TCP \$ 500.00
SIF \$ 272.00

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

BLDG PERMIT NO. 81657



Your Bridge to a Better Community

BLDG ADDRESS 2530 Falls View Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 257 SF
TAX SCHEDULE NO. 2945-032-54-004 SQ. FT. OF EXISTING BLDGS 2400
SUBDIVISION Moon Ridge Falls - 4 TOTAL SQ. FT. OF EXISTING & PROPOSED 2657 SF
FILING 4 BLK 1 LOT 4 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Terry Lawrence NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 2530 Falls View Circle USE OF EXISTING BUILDINGS Room Addition
(1) TELEPHONE 523-5555 DESCRIPTION OF WORK & INTENDED USE Library
(2) APPLICANT Terry Lawrence TYPE OF HOME PROPOSED:
(2) ADDRESS 2530 Falls View Circle Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 523-5555 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 PD 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 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 Sept 20, 2001
Department Approval [Signature] Date 9/21/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No dysense</u>
Utility Accounting	<u>CM Co</u>	Date <u>9/25/01</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)

9/25/01
Clay Wilson
ACCEPTED
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.

63.90'

32'

19.6'

15'

NEW CONSTRUCTION

EXISTING

2530
FALLSVIEW CIRCLE

18.6'

22.8'

