

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 78811



Your Bridge to a Better Community

BLDG ADDRESS 2511 FALLS VIEW CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 2511

TAX SCHEDULE NO. 2945-032-56-013 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION MOONRIDGE FALLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2511

FILING \$ BLK 2 LOT 6

(1) OWNER DALE WILL NO. OF DWELLING UNITS:
Before: _____ After: 1 this Construction

(1) ADDRESS 656 WELLS CT NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction

(1) TELEPHONE 242-7022 USE OF EXISTING BUILDINGS REC

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE HOUSING

(2) ADDRESS same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) TELEPHONE _____

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 X NO _____
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt _____

Maximum Height 35' 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 Dale L. Will Date _____

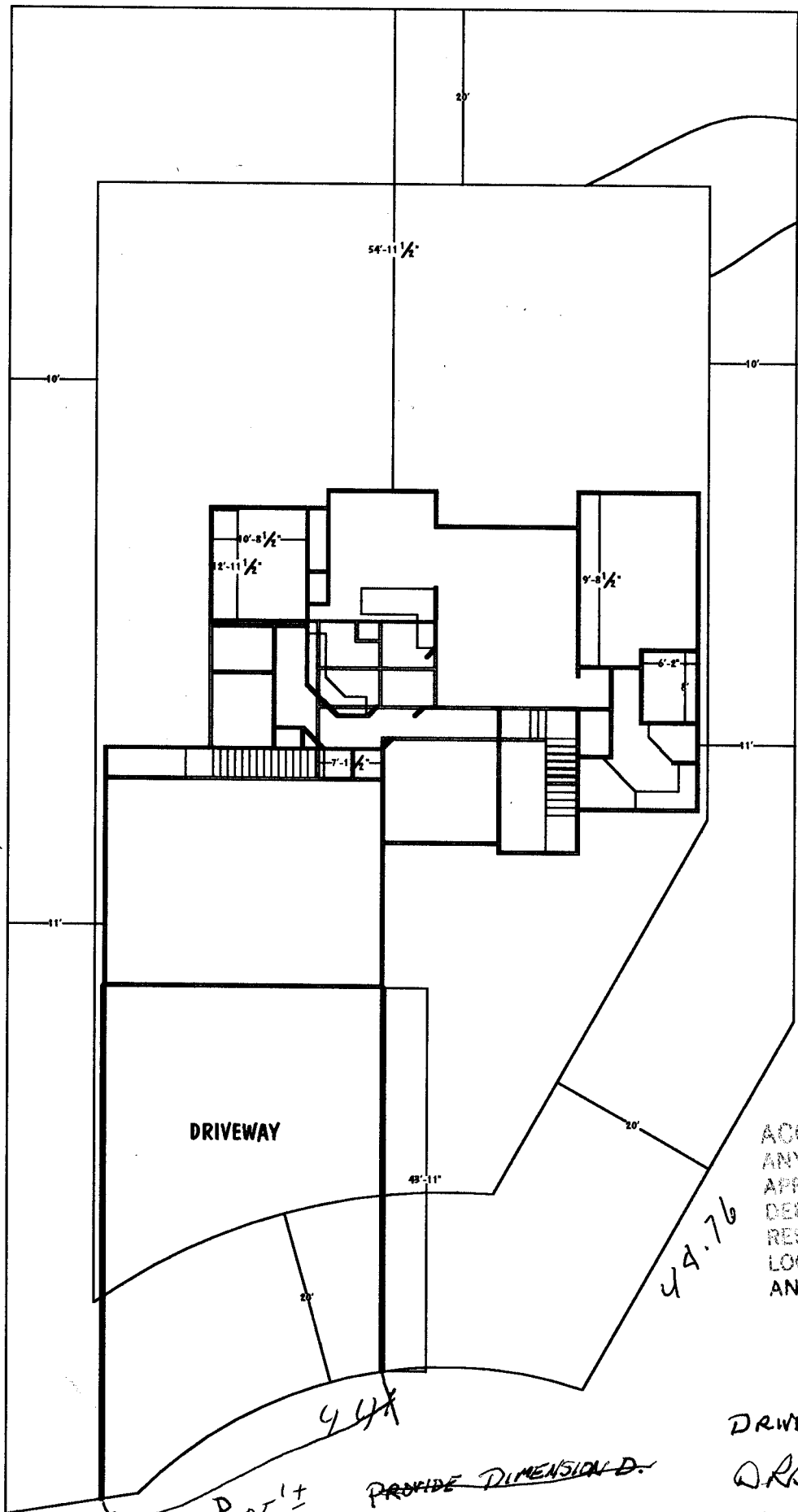
Department Approval [Signature] Date Feb 23, 2001

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13754</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/23/01</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)

90'



SETBACKS

LOT LINES

2511 FALLS VIEW CR
LOT 6, BLOCK 2, FILLING
MOONRIDGE FALLS

118.32

172.39

68' wide
56' 1/2" deep

DRIVEWAY

ACCEPTED *JK*
 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.

44.76

DRIVE ON
QRS
2/22/01

~~PROVIDE DIMENSION D.~~

D 25'±

15.3