

FEE \$	10 <sup>-</sup>
TCP \$	500
SIF \$	292

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

BLDG PERMIT NO. 79290



Your Bridge to a Better Community

Call When Ready

BLDG ADDRESS 2521 FALLS VIEW CIR SQ. FT. OF PROPOSED BLDGS/ADDITION 3539

TAX SCHEDULE NO. 2945-032-56-003 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION MOONRIDGE FALLS TOTAL SQ. FT. OF EXISTING & PROPOSED 3539

FILING 5 BLK 2 LOT 1

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER DENNIS & PENNY TEETERS

NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS P.O. BOX 1652 GTJ 81502

USE OF EXISTING BUILDINGS —

(1) TELEPHONE 245-4745

DESCRIPTION OF WORK & INTENDED USE SINGLE FAM. RESIDENCE

(2) APPLICANT MADISON CONST.

TYPE OF HOME PROPOSED:

(2) ADDRESS 245 E PIAZZA CT GTJ 81506

Site Built  Manufactured Home (UBC)

(2) TELEPHONE 243-8190

Manufactured Home (HUD)

Steve 234-8589

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)  
or — from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO —

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

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 4-2-01

Department Approval [Signature] Ronnie Edwards Date 4-3-01

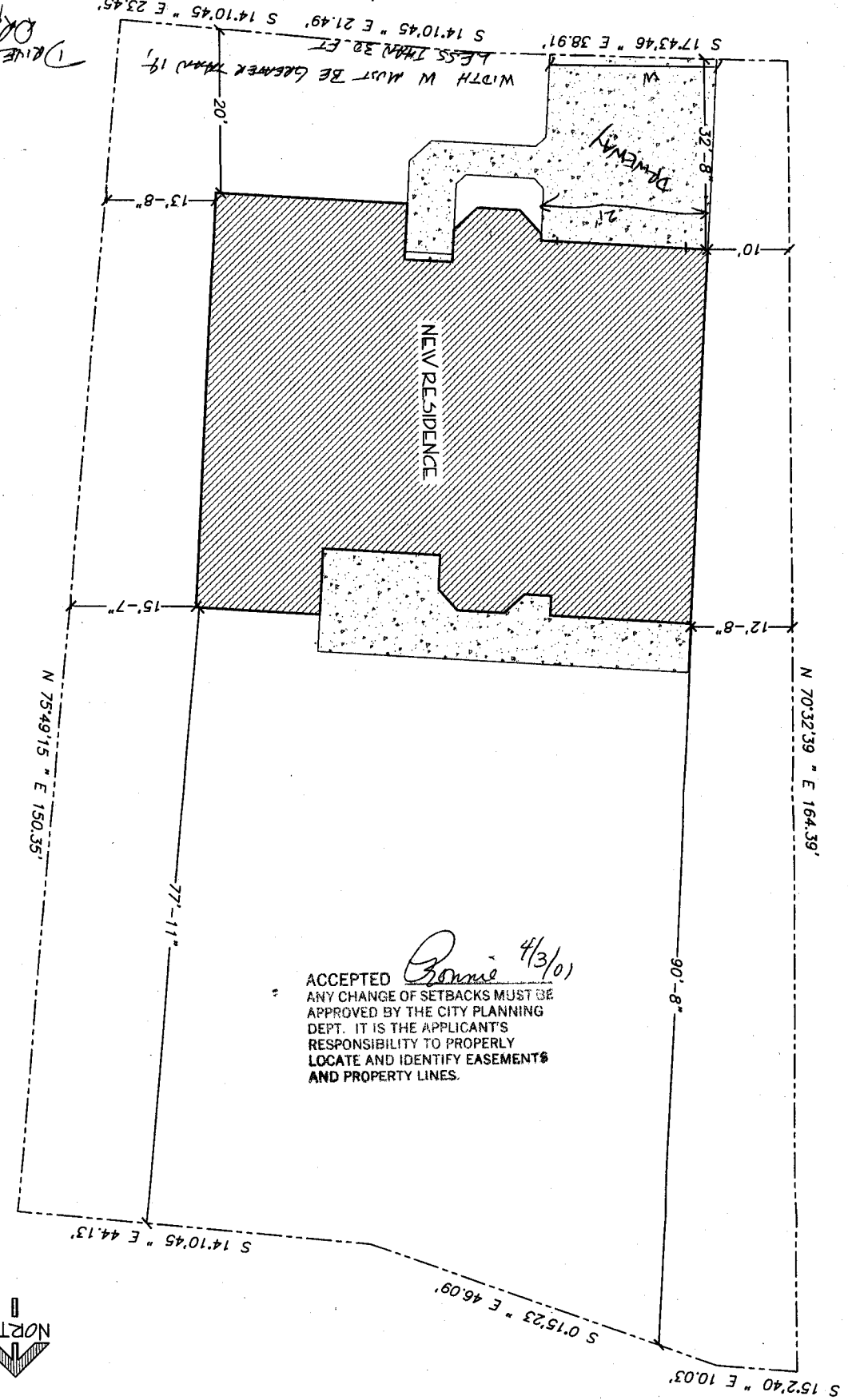
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13852</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/3/01</u>

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)

2521 Fall View Circle

DRIVE OK  
DPP



Site Plan  
No. 5448

PROJECT:  
Dennis & Penny Teeters  
Grand Junction, Colorado

PREPARED FOR:  
Fairchild Drafting  
711 E. Cleveland Ave.  
Fruita, Colorado 81521

**FAIRCILD  
DRAFTING  
AND  
DESIGN**  
711 E. Cleveland Ave.  
Fruita, Colorado 81521 970-858-1254

Drawn By  
LRF 03/21/01