

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

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

BLDG PERMIT NO. 80721

AC



Your Bridge to a Better Community

BLDG ADDRESS 2529 FALLS VIEW CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 4200

TAX SCHEDULE NO. 2945-032-56-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MOONRIDGE FALLS TOTAL SQ. FT. OF EXISTING & PROPOSED 4200

FILING 4 BLK 3 LOT 4

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

(1) OWNER FRANK & ROSEMARIE RINALDI

(1) ADDRESS 5506 BEECH RIDGE DR.
FAIRFAX VA 22030

(1) TELEPHONE 703-278-8193

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT FRANK RINALDI

DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) ADDRESS 390 HILLVIEW DR.
GRAND JUNCTION CO 81503

(2) TELEPHONE 970-255-6836

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 N/A

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

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 Frank Rinaldi

Date 7-2-01

Department Approval Missie Oregon

Date 7/11/01

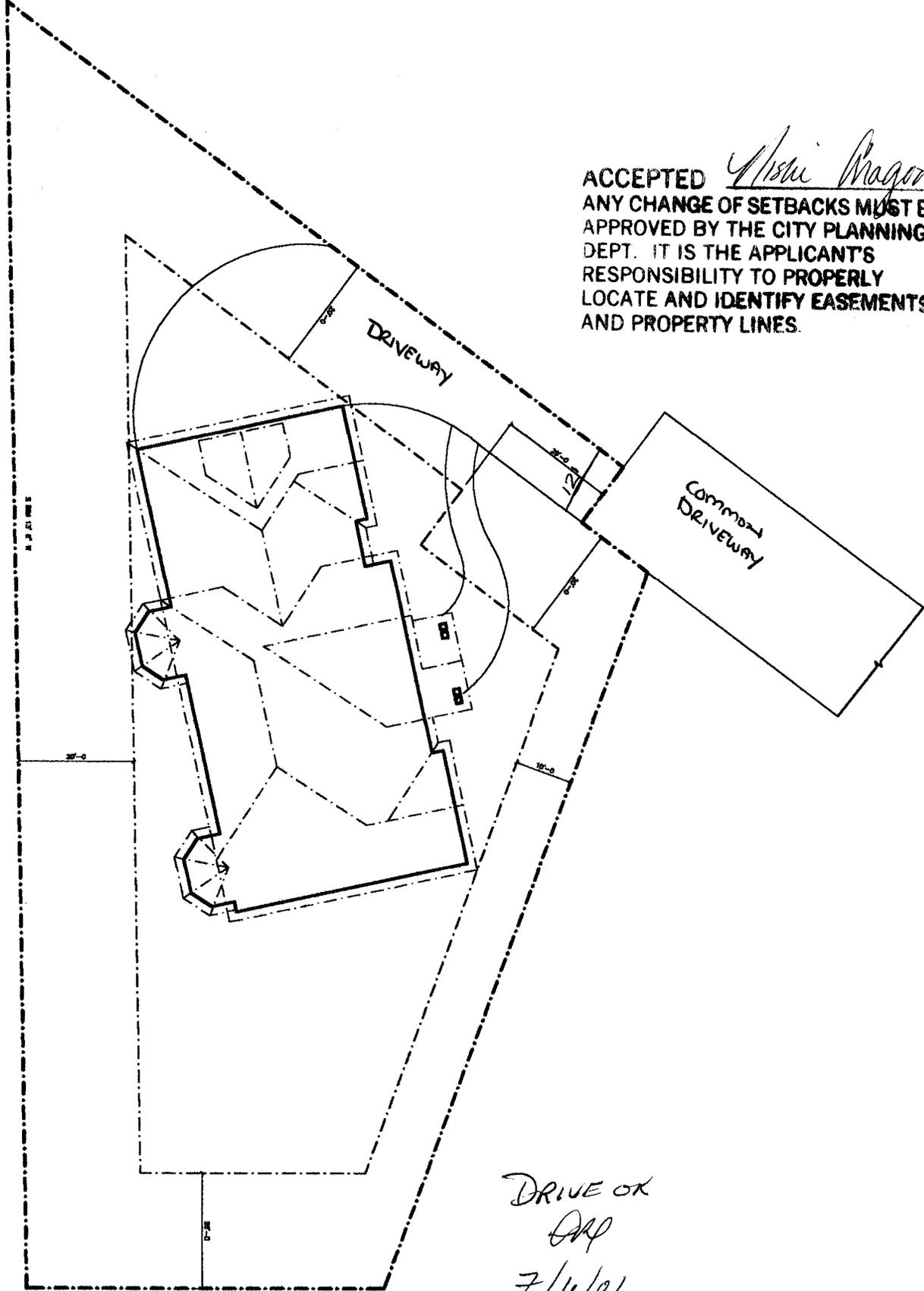
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4117</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/11/01</u>

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)

ACCEPTED *Alisa Pragon 7/11/01*
 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.

SITE PLAN 1/03-1-4



*DRIVE OK
 OK
 7/6/01*

C1

1/03-1-4

**RINALDI RESIDENCE
 2529 FALLS VIEW CIRCLE
 MOONRIDGE FALLS
 GRAND JUNCTION, COLORADO
 FOR: FRANK RINALDI**

**L.J. LINCOLN, INC.
 STRUCTURAL ENGINEERS**
 808 Reed Avenue
 Grand Junction, CO 81501
 PHONE 878/241-2200
 FAX 878/248-2420