

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

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

BLDG PERMIT NO. 85035



Your Bridge to a Better Community

BLDG ADDRESS 2533 Falls View Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 400

TAX SCHEDULE NO. 2945-032-56-002 SQ. FT. OF EXISTING BLDGS 2200<sup>sq</sup>

SUBDIVISION Moonridge Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 2600<sup>sq</sup>

FILING 4 BLK 3 LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Terry & Maria Smith NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2533 Falls View Circle USE OF EXISTING BUILDINGS single family residence

(1) TELEPHONE 255-9273 DESCRIPTION OF WORK & INTENDED USE patio and cover

(2) APPLICANT Mike Archuleta TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2531 Falls View Circle  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) patio and cover

(2) TELEPHONE 245-8358

**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 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 19 ANN# \_\_\_\_\_

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 Mike Archuleta Date 6-20-2002

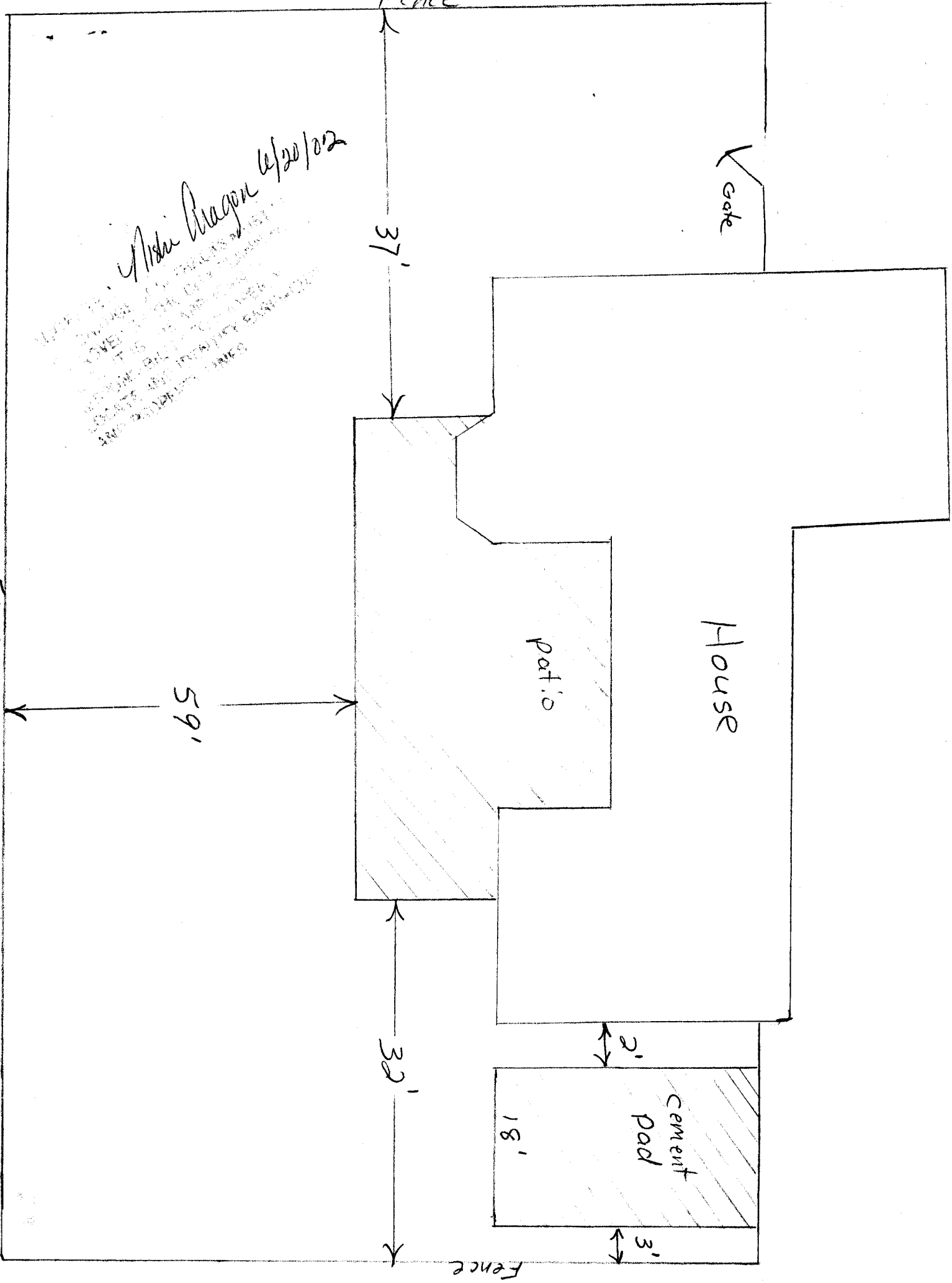
Department Approval Wishu Wagon Date 6/20/02

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>Declarada</u>	Date <u>6-20-02</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)

2533 Falls View Circle



Alisa Dragon 6/20/02

NOT TO SCALE  
PROPERTY LINES  
SHOWN FOR REFERENCE ONLY  
DO NOT CONSIDER THIS A  
SURVEY OR A SUBSTITUTE FOR  
A PROFESSIONAL SURVEY

Fence

Fence

Gate

59'

37'

32'

patio

House

Cement Pad

18'

3'

2'

Fence