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

BLDG PERMIT NO. _____

Building Address 2523 Falls View Cir
 Parcel No. 2945-032-56-007
 Subdivision Moonridge
 Filing 4 Block 3 Lot 7

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2527 Sq. Ft. Proposed 130
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 130
 Height of Proposed Structure 10

OWNER INFORMATION:

Name Paul Martinez
 Address 2523 Falls View Circle
 City / State / Zip CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Solarium

APPLICANT INFORMATION:

Name Dura Systems Inc
 Address 269 Village Ln
 City / State / Zip CO 81503
 Telephone 245 6898

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 PO Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 10' from PL Rear 20' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

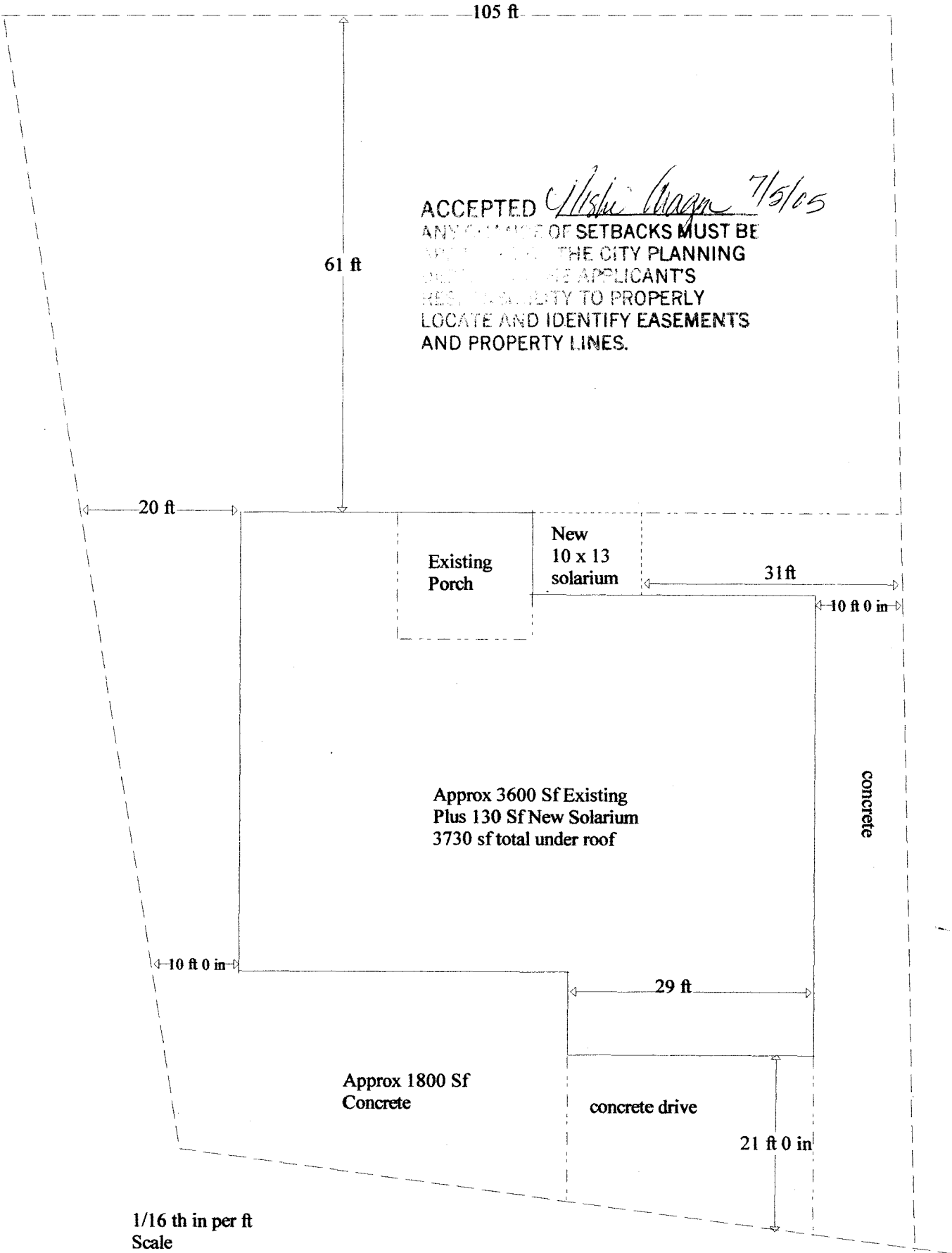
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Waldemar Tybaldek Date 7/5/05
 Department Approval Yliska Maga Date 7/5/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Overhold</u>	Date <u>7/5/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Alisa Wagon 7/5/05*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

NORTH ↓

1/16 th in per ft
 Scale