

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2334 S Falcon Point Ct No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2943-08324010 Sq. Ft. of Existing Bldgs 2800 Sq. Ft. Proposed 120  
 Subdivision South Rim Sq. Ft. of Lot / Parcel 12,268  
 Filing 3 Block 2 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Kery Hubert  
 Address 2334 S Falcon Point Ct  
 City / State / Zip Grand Junction

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 256-0486

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): 10x12 storage shed

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10'3'</u> from PL Rear <u>20'5'</u> from PL	Parking Requirement _____
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 [Signature] Date 3/16/06  
 Department Approval [Signature] Date 5-16-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>5/16/06</u>

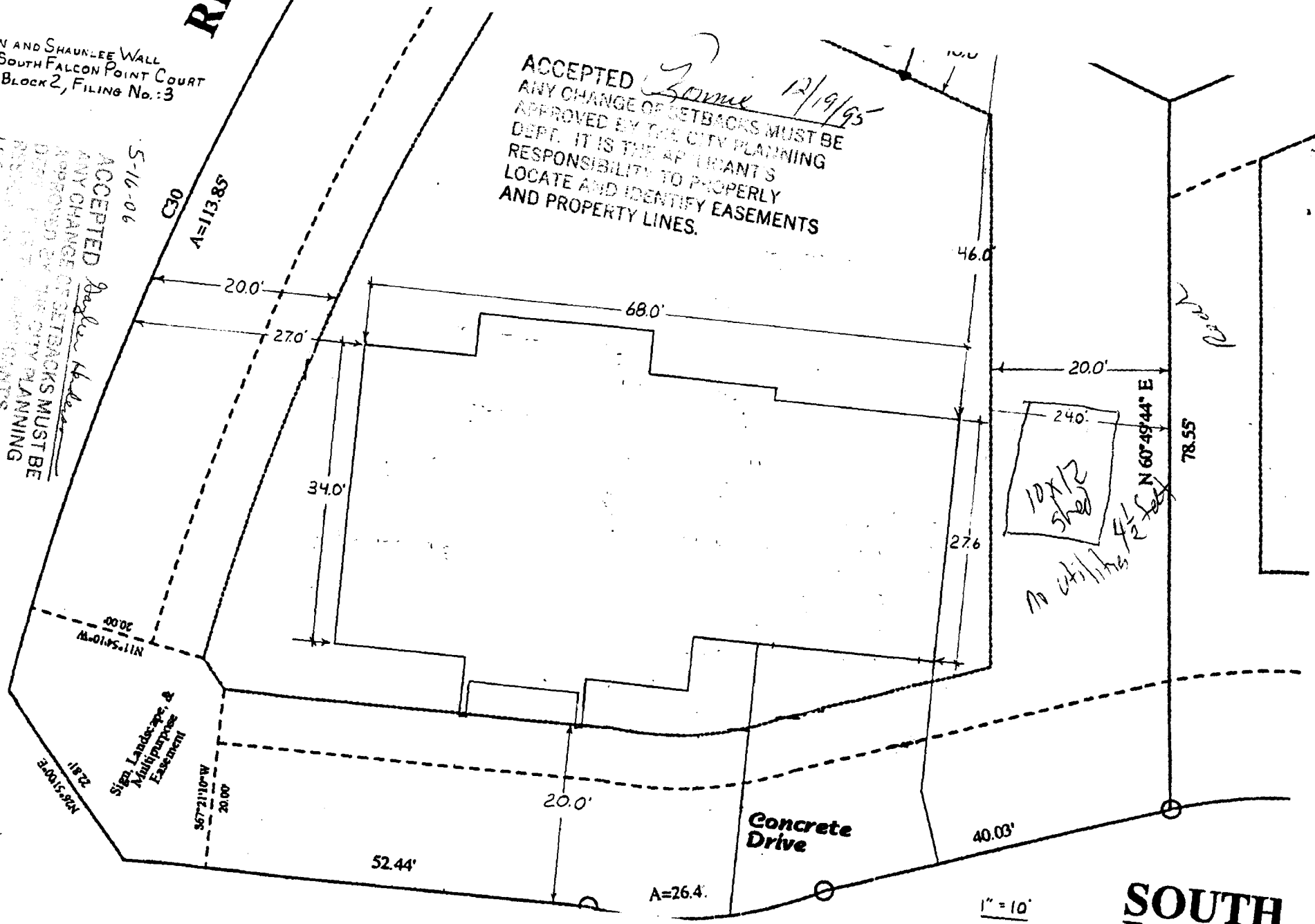
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

STEPHEN AND SHAUNLEE WALL  
2334 SOUTH FALCON POINT COURT  
LOT 10, BLOCK 2, FILING No.: 3

**R1**

ACCEPTED *30 June 12/19/95*  
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.

5-16-06  
ACCEPTED *Sharon K. De...*  
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.



**SOUTH POINT**

*Front*

*2334 S. Falcon Pt. Ct.*