

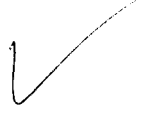
FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 67844 56-003

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2531 Falls View Circle TAX SCHEDULE NO. 2945 032 37 075

SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2288

FILING 4 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Mike and Solene Archuleta NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2652 Hemlock Court

(1) TELEPHONE 245-8358 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Mike and Solene Archuleta USE OF EXISTING BLDGS N/A

(2) ADDRESS 2652 Hemlock Court DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-8358 Construction of new Single Family Residence

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

Parking Req'mt 2

Side From Lot 2 - 10'
From Tract A - 30' from PL Rear 20' from PL

Special Conditions No fences higher than 3' within 20' of tract A-4

Maximum Height _____

CENSUS 10 TRAFFIC 19 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Michael R. Archuleta Date 11-25-98

Department Approval X. Valdez Date 11-25-98

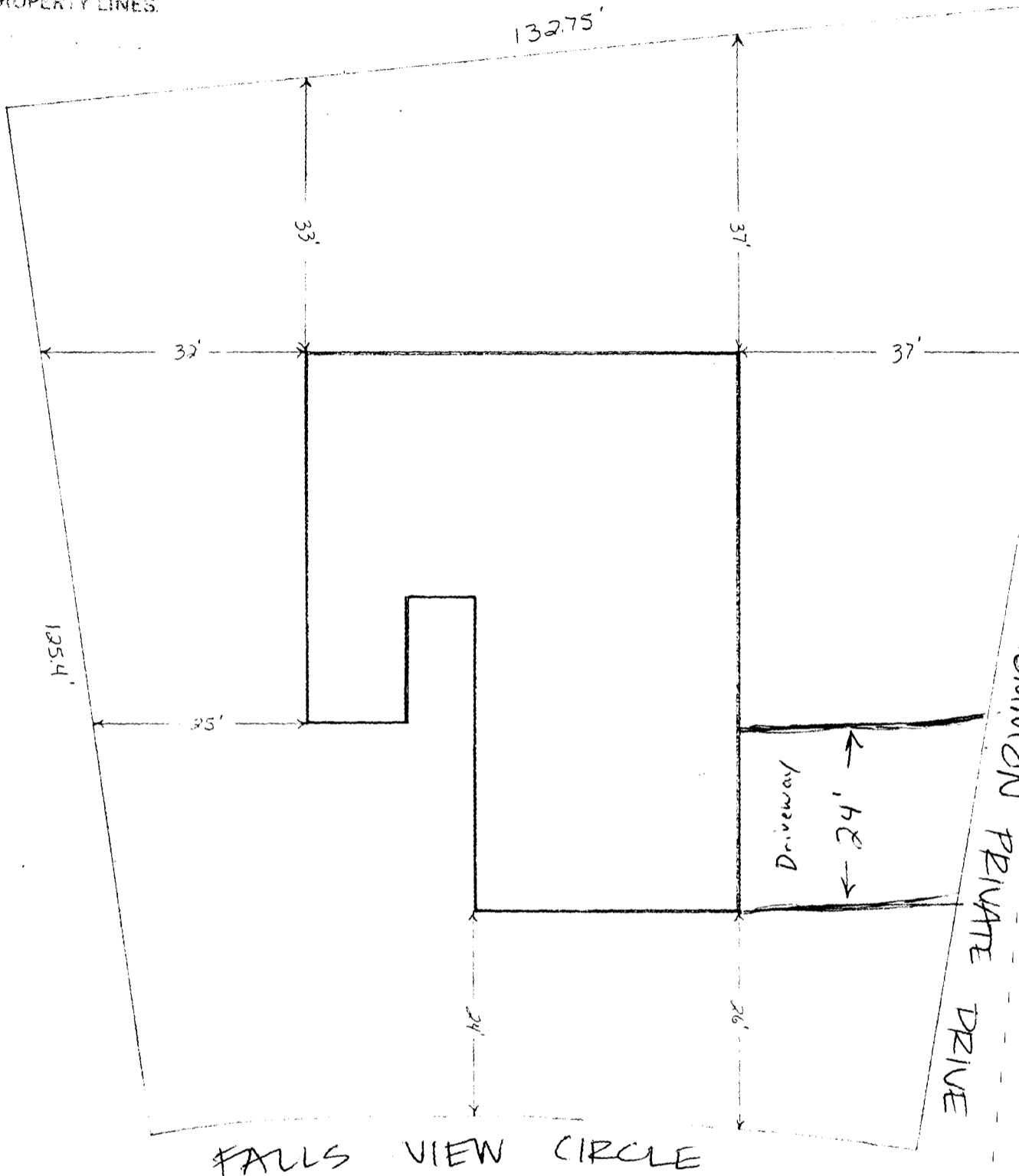
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11785

Utility Accounting [Signature] Date 11/25/98

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 XV 11-25-98
 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.



* THIS LOT & THE OTHER OTHER LOTS (#4,5,6 BLOCK 3) ARE REQUIRED PER PLANNING COMMISSION APPROVAL TO ACCESS THE PRIVATE SHARED DRIVEWAY

* DRIVEWAY LOCATION OK. *Per Ashbeck* 11/25/98
 2531 Falls View Circle