

FEE \$	10 <sup>-</sup>
TCP \$	500 <sup>-</sup>
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO. 67403

**PLANNING CLEARANCE**

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



BLDG ADDRESS 2538 Falls Moonridge View TAX SCHEDULE NO. 2945-032-54-002  
 SUBDIVISION MOONRIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2325  
 FILING 4 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER KODIAK Custom Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2449 H ROAD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-0407 USE OF EXISTING BLDGS Home  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: SINGLE  
 (2) ADDRESS \_\_\_\_\_ FAMILY HOME  
 (2) TELEPHONE \_\_\_\_\_

**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) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 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 [Signature] Date 10-20-98  
 Department Approval [Signature] Date 11-13-98  
 Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 11751  
 Utility Accounting [Signature] Date 11/13/98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

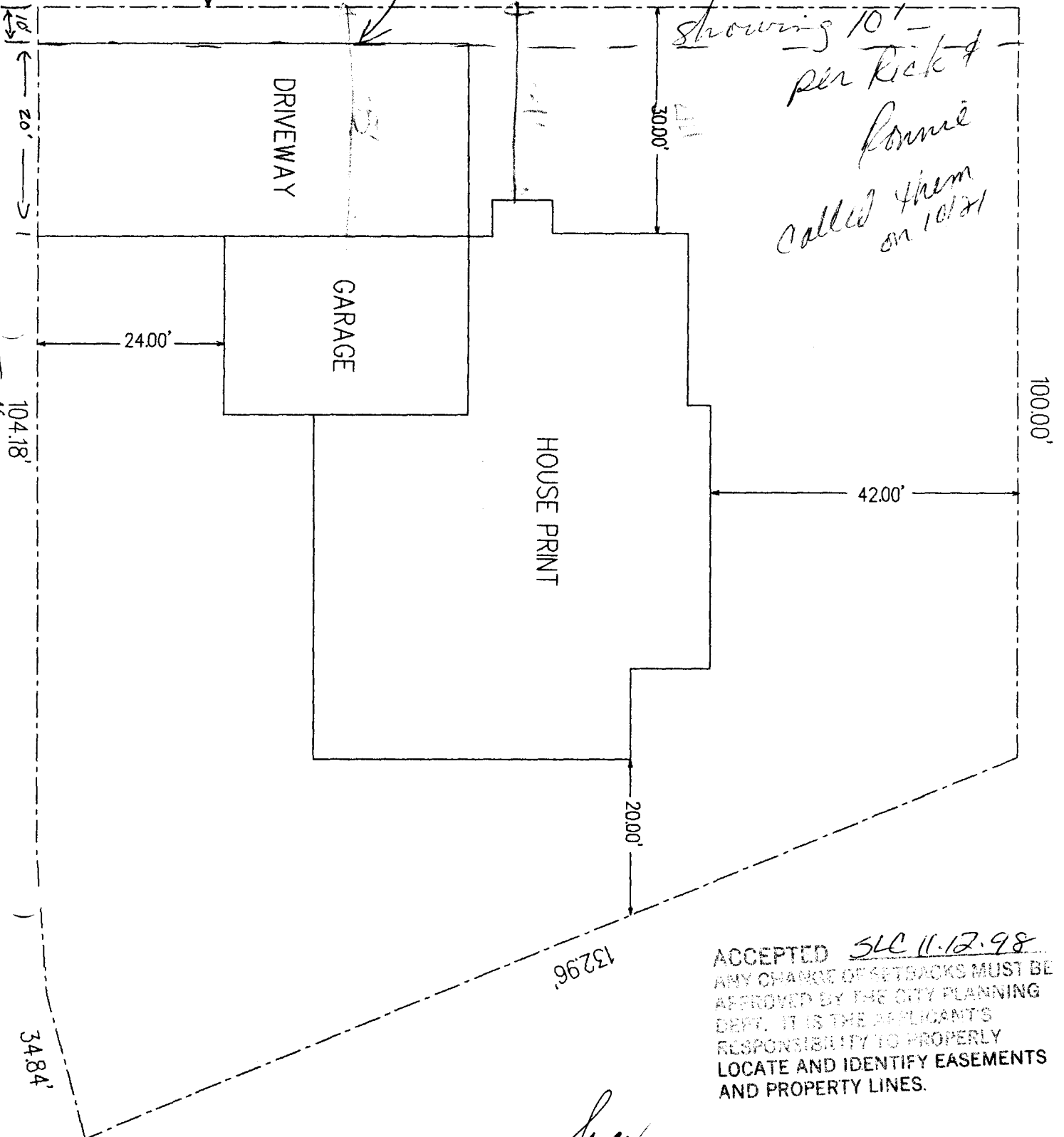
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EXISTING 10' SANITARY SEWER EASEMENT

10' sanitary sewer easement

130.00' *Revise drawing*

*showing 10' -  
per Rick &  
Connie  
called them  
on 10/21*



2538  
~~2538~~  
Falls  
Views Circle

ACCEPTED SLC 11.12.98  
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.

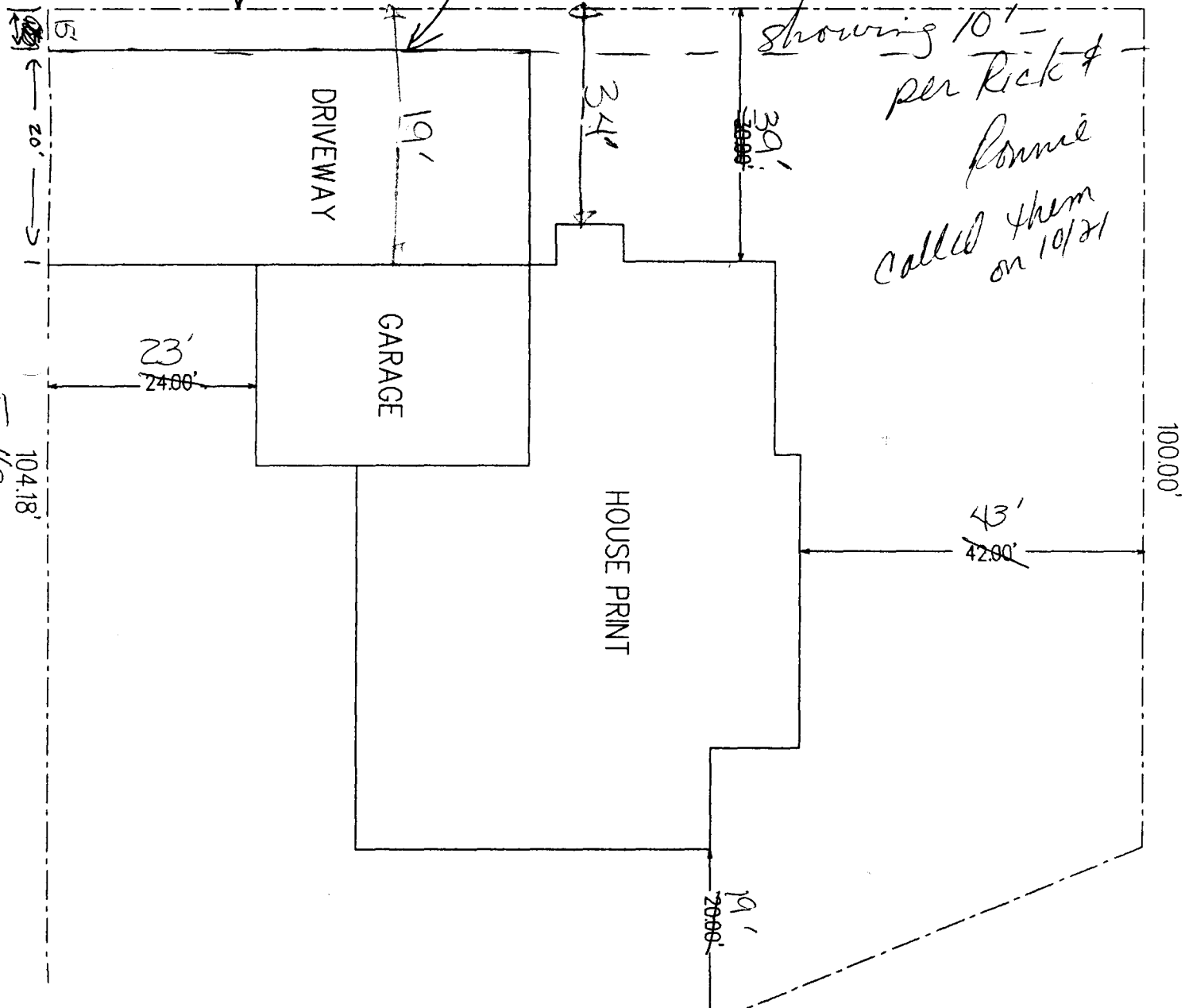
*Drive okay  
Rick Davis  
10-21-98*

EXISTING 10' SANITARY SEWER EASEMENT

10' sanitary sewer easement

130.00' *Revise drawing*

*showing 10' per Rick & Ronnie called them on 10/21*



ACCEPTED  
 CITY ENGINEER  
 CITY OF SEVENOKS FALLS  
 ANY CHANGE TO THE CITY PLANNING  
 DEPT. IS THE RESPONSIBILITY OF THE  
 APPLICANT TO LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Revised*  
 10-21-98

*Done okay*  
*Rick Davis*  
 10-21-98

ACCEPTED 10-21-98  
 ANY CHANGE TO THE CITY PLANNING  
 DEPT. IS THE RESPONSIBILITY OF THE  
 APPLICANT TO LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

7520  
 Falls  
 11:00 a.m.