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SIF \$	292-



BLDG PERMIT NO. 68427

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

call when ready

BLDG ADDRESS 2525 Falls View Cir TAX SCHEDULE NO. 2945-032-56-005
 SUBDIVISION Moan Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4735
 FILING BLK 4 LOT 5 A SQ. FT. OF EXISTING BLDG(S) -0-
 (1) OWNER Max + Mary Harris NO. OF DWELLING UNITS BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3001 N. 12th St. NO. OF BLDGS ON PARCEL BEFORE: -0- AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-9454 USE OF EXISTING BLDGS NA
 (2) APPLICANT Maves Const. Inc DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 1873 L. Rd Fayette
 * (2) TELEPHONE 858-9642 New Single Family Res

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 _____
 or _____ from center of ROW, whichever is greater
 Side 10'/20' from PL Rear 12' to Canal side from PL Special Conditions Side yard: 10' to Lot 7
 Maximum Height _____ (See attached plan) 20' to lot 4 & tract A-4
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Max Harris Date 1/29/99
 Department Approval Bill Nish Date 1-29-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11901

Utility Accounting [Signature] Date 1/29/99

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)

MOONRIDGE FALLS LOT 5A

SITE LAYOUT (LOT PLAN)



1" = 20'



Accepted
 RECEIVED
 MONTHLY CONTRACTS
 1/29/99
 LOCATE AND VERIFY EASEMENTS
 AND PROPERTY LINES

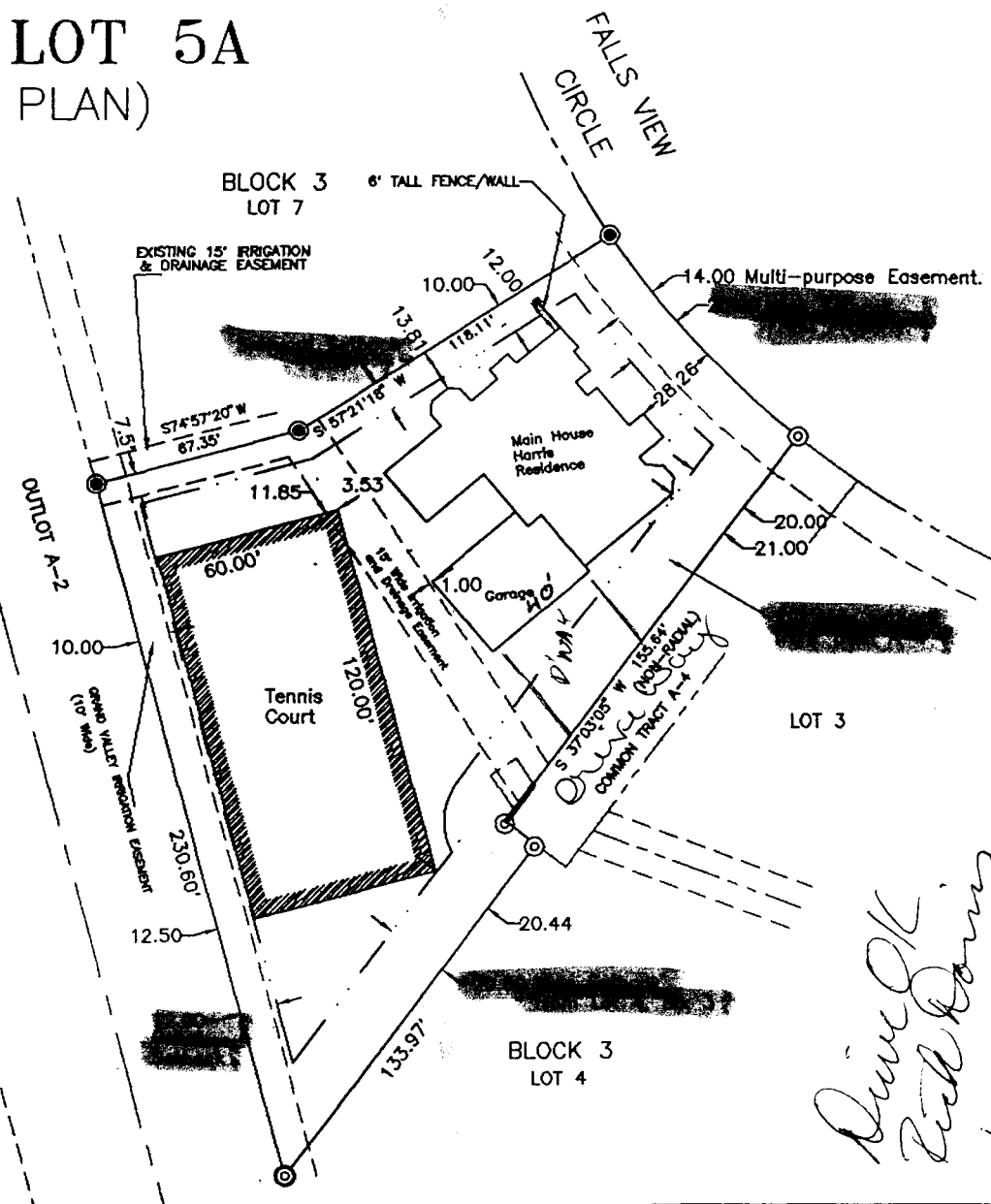
LEGEND

- ⊙ - MESA COUNTY SURVEY MARKER
- - FOUND 5/8" REBAR IN CONC.-L.S. 18469
- - FOUND 5/8" REBAR, SET IN CONC.-L.S. 18469
- ⊙ - FOUND 5/8" REBAR IN CONC.-L.S. 18469

GENERAL NOTES

1. LOT SETBACKS, AS ESTABLISHED BY THE CITY OF GRAND JUNCTION, ZONING AND DEVELOPMENT CODE AS REVISED MAY 3, 1995, APPLY TO ALL STRUCTURES AND ARE LISTED BELOW.
 - 20' ADJACENT TO LOTS 4 AND TO COMMON TRACT A-4.
 - 12' ADJACENT TO CANAL.
 - 20' FRONT YARD (FROM FALLS VIEW CIRCLE R.O.W.)
 - 10' SIDE YARD ADJACENT TO LOT 7.
2. SEE RECORDED COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUILDING HEIGHT RESTRICTIONS AND FENCING RESTRICTIONS.
3. FENCES HIGHER THAN 3' ARE PROHIBITED WITHIN 20' OF TRACT A-4. FENCES HIGHER THAN 6' ARE PROHIBITED WITHIN ANY SETBACK.
4. ANY ACCESSORY BUILDINGS MUST MEET THE SAME SETBACK REQUIREMENTS AS THE SETBACKS ESTABLISHED FOR PRIMARY STRUCTURES.

GRAND VALLEY CANAL



*Done OK
 Rick Davis
 1-29-99*

Moonridge Falls Filing #4

	MOONRIDGE FALLS LOT 5A	
	SITE LAYOUT	
LOCATED IN P.L.A. MAP/SECTION 8, T16, R16, 10th DISTRICT, GRAND COUNTY, COLORADO		
ROLLAND ENGINEERS 405 1/2 Main St Grand Jct, CO 81501 (970) 243-8200	DATE: 1/29/99	SHEET: 1 OF 1