

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 88003



Your Bridge to a Better Community

BLDG ADDRESS 2509 FALLS VIEW Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 3209

TAX SCHEDULE NO 2945-032-50-014 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION MOONRIDGE TOTAL SQ. FT. OF EXISTING & PROPOSED 3209

FILING 5 BLK 2 LOT 7

NO. OF DWELLING UNITS:
 Before: -0- After: 1 this Construction

(1) OWNER Ernie & Shirley Helmedach

NO. OF BUILDINGS ON PARCEL
 Before: -0- After: 1 this Construction

(1) ADDRESS 670 Crossing St.

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-245-4385

DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) APPLICANT DAVIS Builders

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 631 1/2 Oxbow Rd

(2) TELEPHONE 970-245-3124

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 10' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions _____

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 [Signature]

Date 12/31/03

Department Approval [Signature]

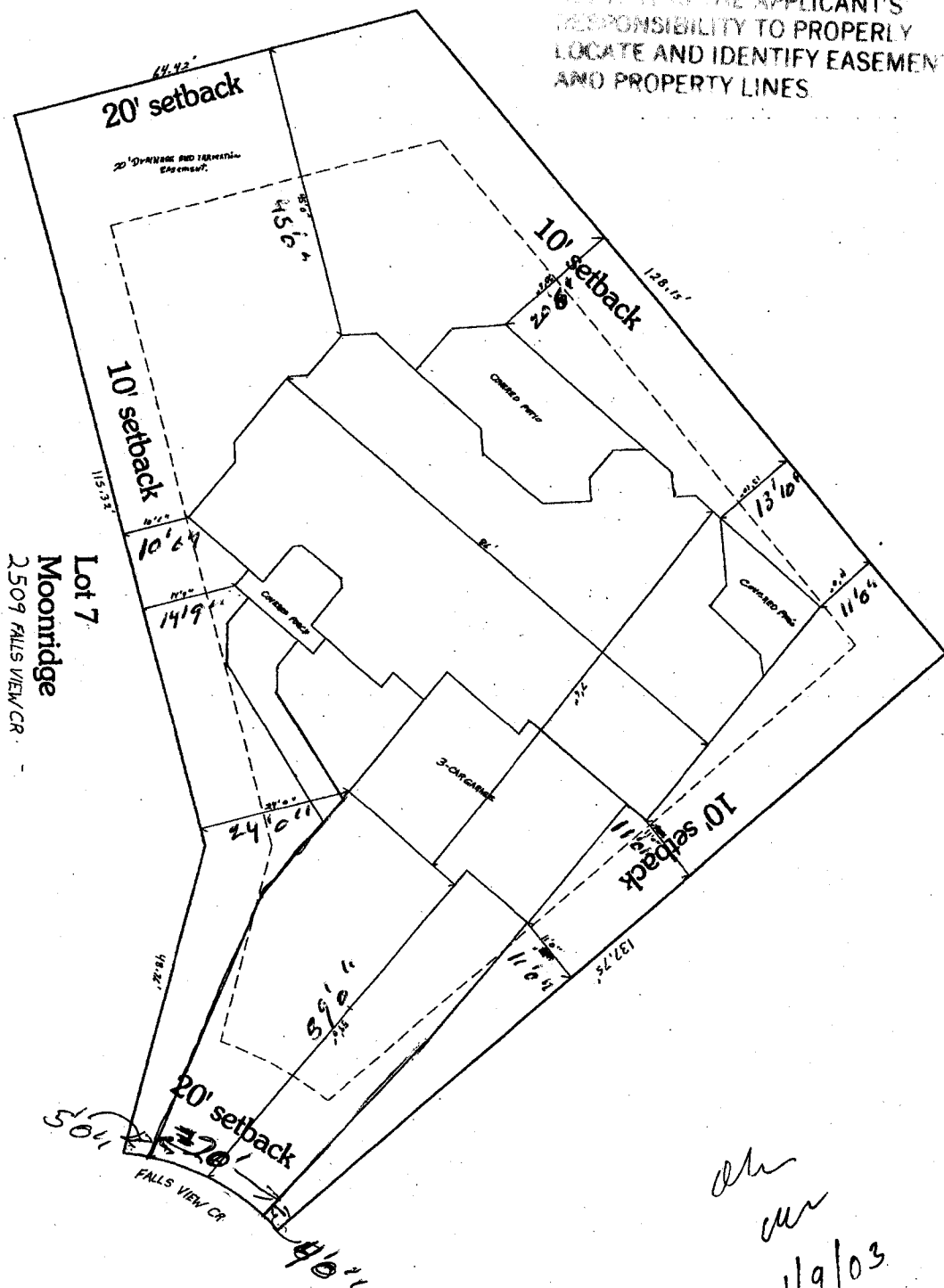
Date 11/13/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15627</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/13/03</u>		

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 *SLC 4/13/03*
 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



Lot 7
 Moonridge
 2509 FALLS VIEW CR.

Site Plan

SCALE: 1/8" = 1'

ah
cur
 1/9/03

CLIENT: Lot 7 Moonridge
 ADDRESS: Site Plan

DATE: 11/9/03	BY: [Signature]
SCALE: 1/8" = 1'	PROJECT: [Name]
DATE: 11/9/03	BY: [Signature]
SCALE: 1/8" = 1'	PROJECT: [Name]
DATE: 11/9/03	BY: [Signature]
SCALE: 1/8" = 1'	PROJECT: [Name]
DATE: 11/9/03	BY: [Signature]
SCALE: 1/8" = 1'	PROJECT: [Name]
DATE: 11/9/03	BY: [Signature]
SCALE: 1/8" = 1'	PROJECT: [Name]

Peak Design
 ARCHITECTURAL DESIGN & GRAPHING
 GRAND JURY, COLORADO
 11925 17TH AVE. S. #200
 DENVER, CO 80232