

250 N. 5TH ST.

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO.



Your Bridge to a Better Community

BLDG ADDRESS 2525 FALLS VIEW CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 1,700 #

TAX SCHEDULE NO. 2945-032-56-017 SQ. FT. OF EXISTING BLDGS 3200 #

SUBDIVISION Moon Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 4,900 #

FILING 4 BLK 3 LOT 5A

(1) OWNER Max Harris NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) ADDRESS 2525 Falls View Circle NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) TELEPHONE 242-9454 USE OF EXISTING BUILDINGS Residence

(2) APPLICANT Maves Const DESCRIPTION OF WORK & INTENDED USE New Garage

(2) ADDRESS PO Box 670 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 858-9642

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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from Lot 7 from PL, Rear 12' from PL Parking Req'mt 2

Maximum Height 20' front lot 4 to common tract A-4 Special Conditions _____

CENSUS _____ TRAFFIC _____ ANN# _____

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 8/5/04

Department Approval [Signature] Date 8/5/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>8/5/04</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)

Moonridge Falls Home Owners Association
P.O. Box 1701
Grand Junction, CO 81505

August 3, 2004

Max Harris
2525 Falls View Circle
Grand Junction, CO 81505

Dear Max:

The Board of Directors of the Moonridge Falls H.O.A., acting as the Architectural Control Committee has approved your plans to build a garage as submitted according to the Amendment Adopted date of 8-3-04.

Respectfully,
Board of Directors
Moonridge Falls H.O.A.

REVIEWED

APPROVED DISAPPROVED
 APPROVED WITH CONDITIONS

ACCEPTED *Alshi Prager 8/5/04*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

