

FEE \$	10.00
TCP \$	500.00

BLDG PERMIT NO. 57399

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

TOP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 686 Moonridge Circle TAX SCHEDULE NO. 2945-032-32-008
 SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800 sq'
 FILING 2 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Doug Reed NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 242-5174 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Distinctive Design Bldgs USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2484 G RD 81505 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-6431 NEW RANCH style Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 10 TRAFFIC ZONE 19

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).

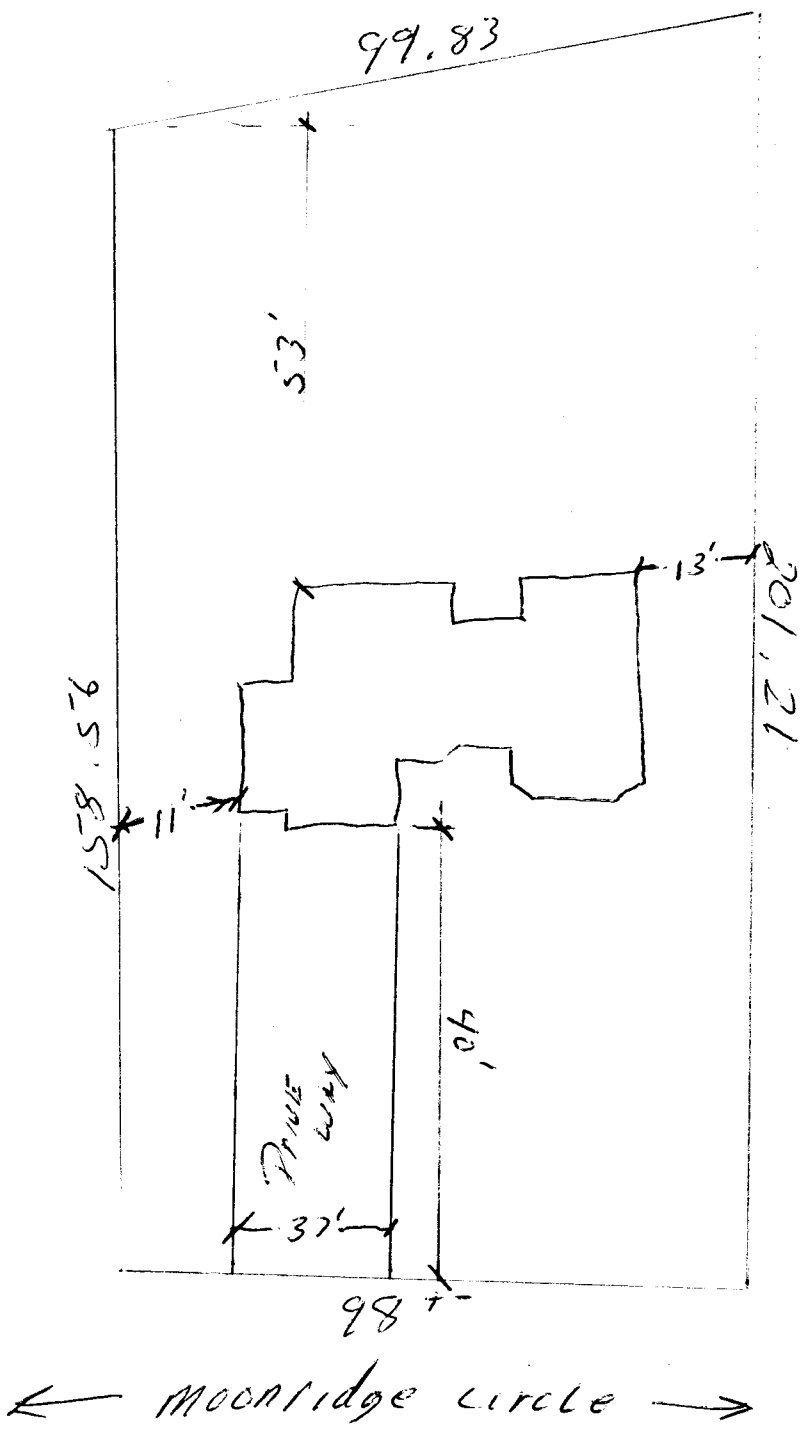
Applicant Signature [Signature] Date 9/4/96
 Department Approval Marcia Rabideaux Date 9-5-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 76950

Utility Accounting [Signature] Date 9/5/96

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 MR 9-5-96
 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.

RENEWAL
 LOCATION OK
 Jo [Signature]
 9-4-96