

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 62999

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 670 Crescent Ct TAX SCHEDULE NO. 2945-032-31-008
 SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2465
 FILING 3 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Phil Hagen NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 714 243/4 RD
 (1) TELEPHONE 241-0414 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Distinctive Design Bldg. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 1255 21 RD DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 858-9091 New 2 storey Home

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 PH-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 All recorded covenants
conditional restrictions CENSUS 10 TRAFFIC 19 ANN# _____

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).

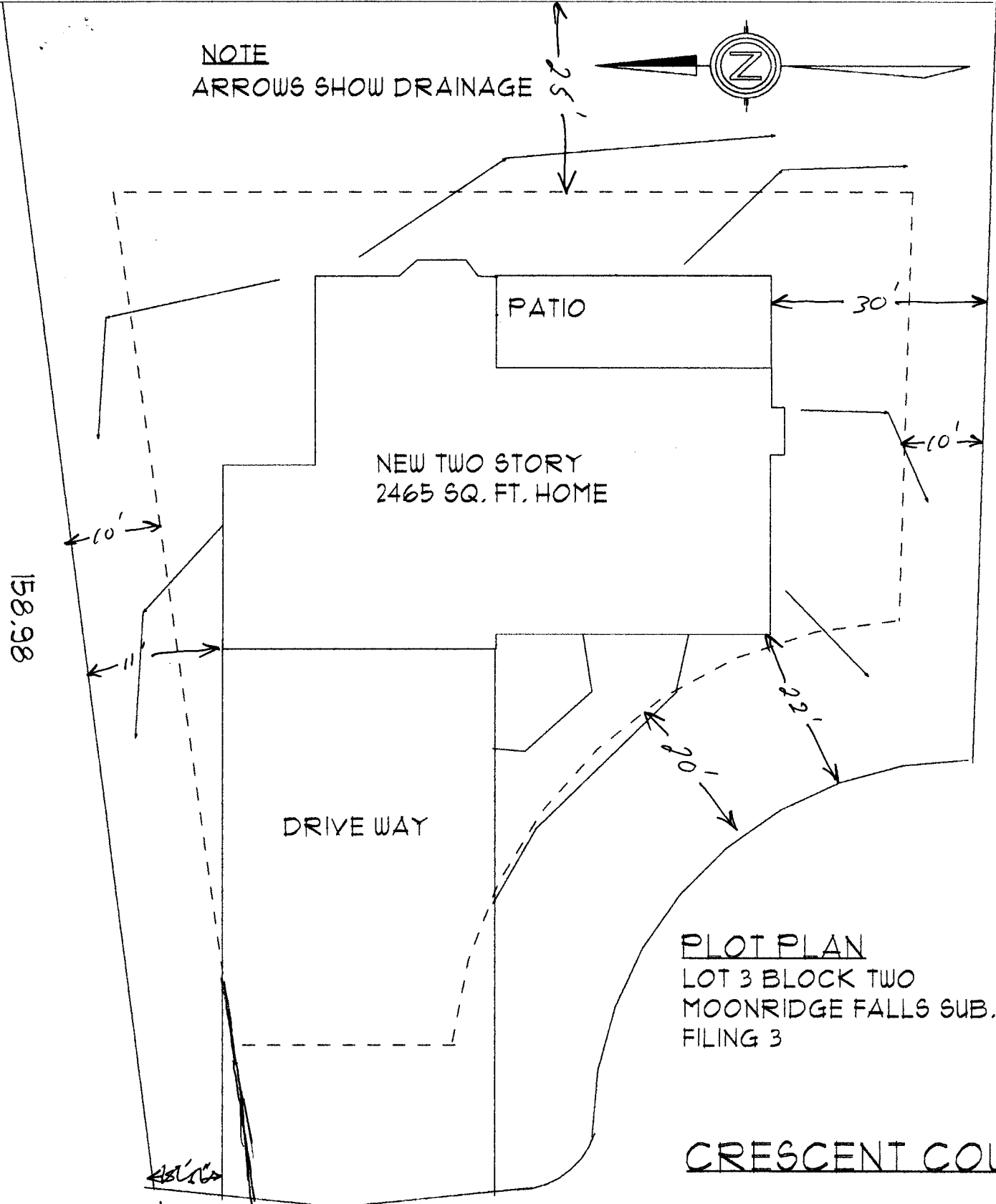
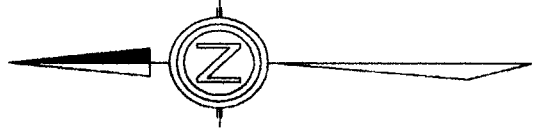
Applicant Signature [Signature] Date 11/20/97
 Department Approval [Signature] Date 12-5-97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10745
 Utility Accounting [Signature] Date 12-5-97

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)

131.41

NOTE
ARROWS SHOW DRAINAGE



100.68

158.98

PLOT PLAN
LOT 3 BLOCK TWO
MOONRIDGE FALLS SUB.
FILING 3

CRESCENT COURT

ACCEPTED SLC 12.5.97
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.

DRIVEWAY LOCATION OF
XL Ashford 12/5/97

ASL/SLC
10'