

FEE \$	10
TCP \$	500
SIF \$	—



BLDG PERMIT NO. 60392

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

BLDG ADDRESS 673 Moorridge Circle TAX SCHEDULE NO. 2945-032-31-004
 SUBDIVISION Moorridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350[#]
 FILING 2 BLK 7 LOT 2 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER JAMES FILUTZE CONSTR. INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 643 LAURADALE DR
6-J CO 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 434-2381 USE OF EXISTING BLDGS _____
 (2) APPLICANT JAMES FILUTZE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Same _____
 (2) TELEPHONE 1 NEW SINGLE FAMILY RESIDENCE

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 Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height _____
 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).

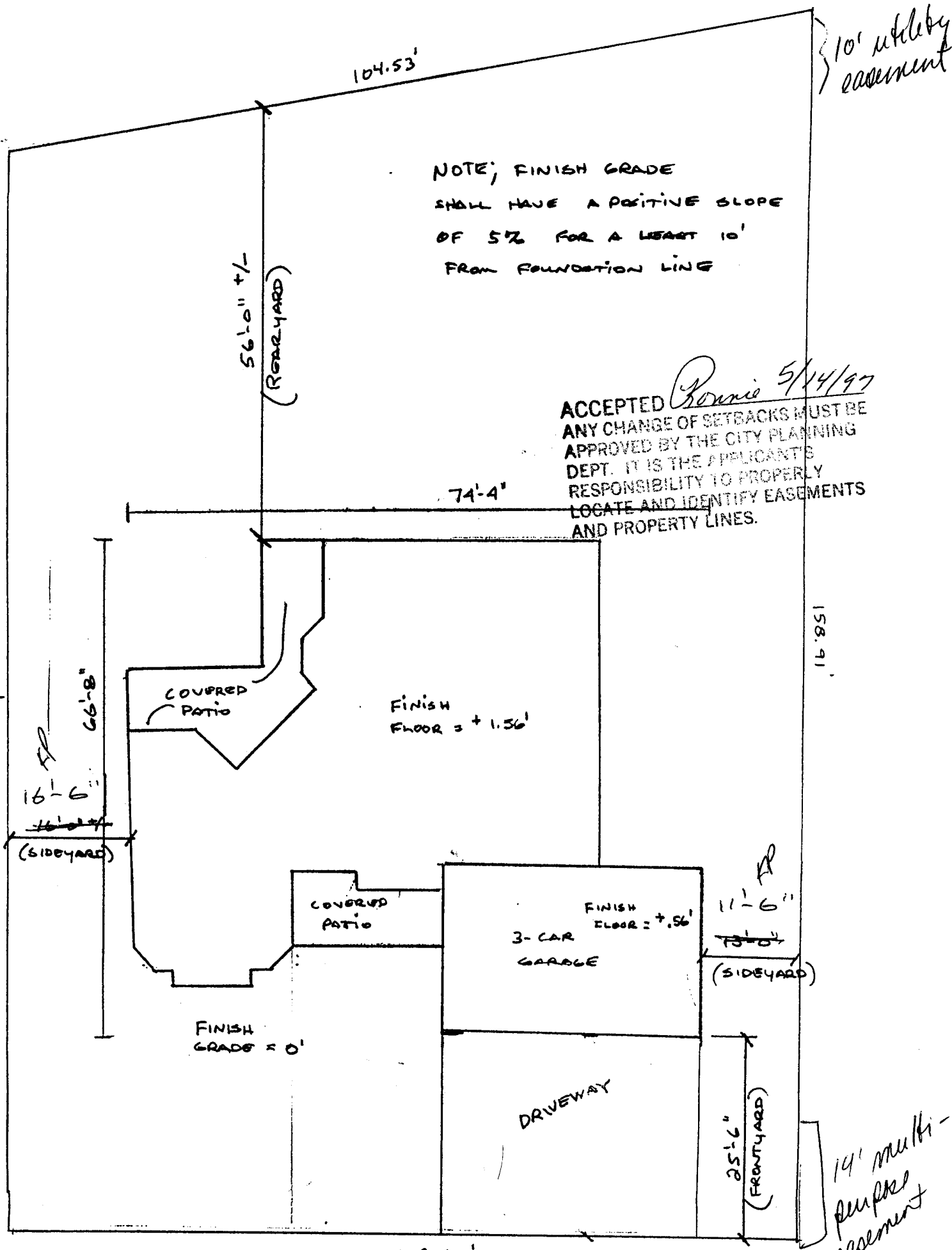
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James Filutze Date 5-13-97
 Department Approval Bonnie Edwards Date 5-14-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10178
 Utility Accounting Checkered Date 5/14/97

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)



NOTE; FINISH GRADE SHALL HAVE A POSITIVE SLOPE OF 5% FOR A LEAST 10' FROM FOUNDATION LINE

ACCEPTED *Ronnie* 5/14/97
 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.

102.66'
673 Moonridge Circle
STREET

LOT 2 IN BLOCK 1 OF
 MOONRIDGE FALLS - PLUNG # 2
 MESA COUNTY, COLORADO
 TAX SCHEDULE # 2945-032-31-004

Driveway location
 O.K. 5/13/97
 K.L. Ashbeck