

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 60573

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

BLDG ADDRESS 676 Moon Ridge Circle TAX SCHEDULE NO. 2945032-32-003
 SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 2 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Jerry DuCray NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3759 Nth 15ct
 (1) TELEPHONE 241-9225 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jerry DuCray USE OF EXISTING BLDGS _____
 (2) ADDRESS 3759 Nth 15ct DESCRIPTION OF WORK AND INTENDED USE: New Home
 (2) TELEPHONE 241-9225

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 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 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).

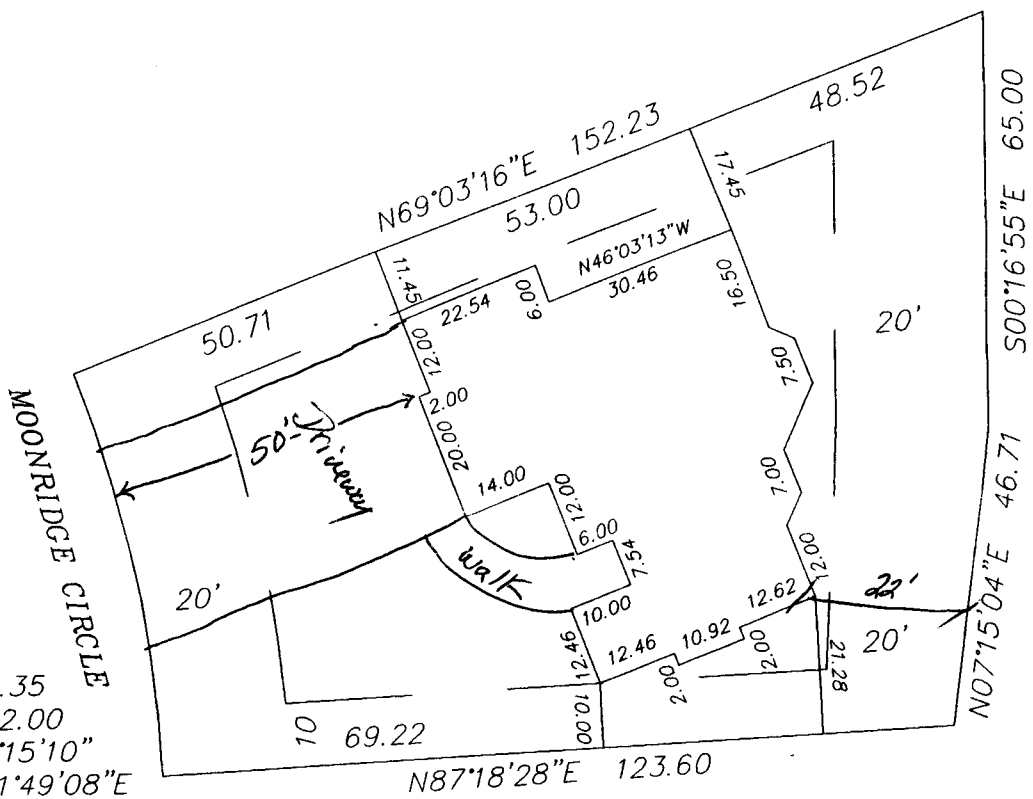
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jerry DuCray Date 6/16/97
 Department Approval Antonia Castillo Date 6/16/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10273
 Utility Accounting Customer Date 6-16-97

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)



A=64.35
 R=202.00
 D=18°15'10"
 B=S11°49'08"E
 C=64.08
 T=32.45

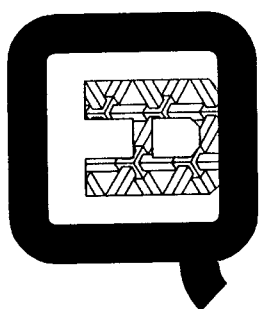
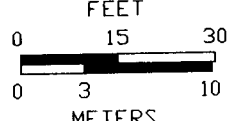
ACCEPTED *SLC 10/16/97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVEWAY LOCATION
 O.K.
Washed 9/29/97

BUILDING LAYOUT

LOT 3, BLOCK 2, MOONRIDGE FALLS FILING NO TWO

FOR: JERRY DUCRAY	 <p> Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370 </p>	SURVEYED BY: N/A
SCALE: 		DRAWN BY: MEM
DATE: 4/22/97		ACAD ID: MOONRIDGE3
		SHEET NO. FILE: 97106.