

FEE \$	10 -
TCP \$	500 -
SIF \$	0 -



BLDG PERMIT NO. 101404

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 682 Moonridge Circle TAX SCHEDULE NO. 2945-032-32-006
 SUBDIVISION MOONRIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3200
 FILING 2 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Kurtis Holmes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 25 RD #6 81505
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Distinction Design Builders USE OF EXISTING BLDGS New Home
 (2) ADDRESS 1255 21RD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 858-9091 New 2 story 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 PR-2.3 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't 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 ANNEX# _____

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).

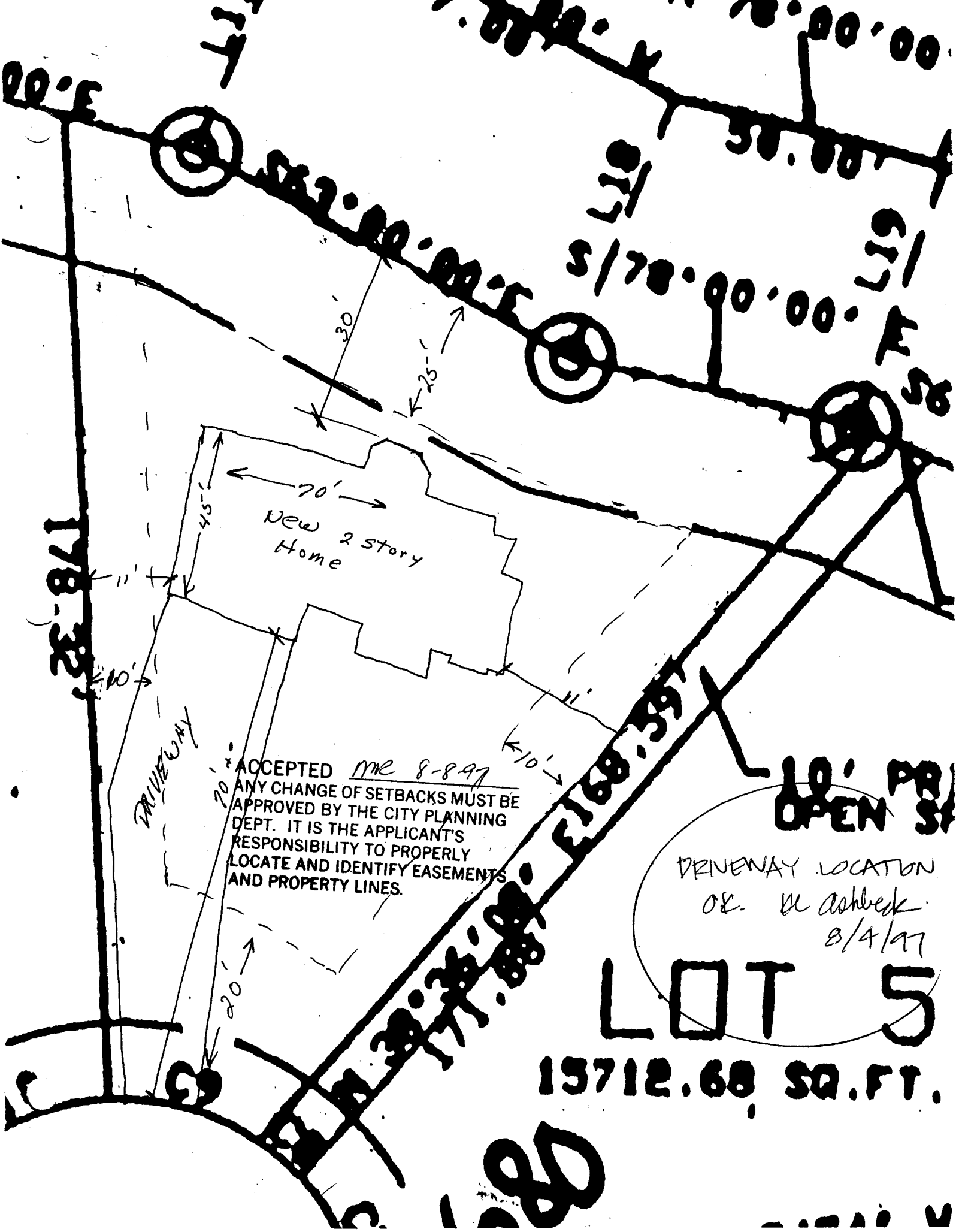
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/1/97
 Department Approval [Signature] Date 8-8-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10457
 Utility Accounting [Signature] Date 8/8/97

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)



ACCEPTED MR 8-8-97
 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.

10' PR
 OPEN ST
 DRIVEWAY LOCATION
 OR. W. Ashbeck
 8/4/97