

| | |
|--------|------|
| FEE \$ | 10- |
| TCP \$ | -0- |
| SIF \$ | 292- |



BLDG PERMIT NO. 101429

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



BLDG ADDRESS 688 Moon Ridge Cir TAX SCHEDULE NO. 2945-032-32-009
 SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2478
 FILING 3 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Dee Bnneque NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 407 Jasmine Lane NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-7420 USE OF EXISTING BLDGS Single Family Res
 (2) APPLICANT Maves Const. Inc DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 1843 L. Rd Fayette New Single Family Res
 (2) TELEPHONE 858-9642

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 Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height _____ CENSUS 10 TRAFFIC 4 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 Clay Maves Date 8-4-97

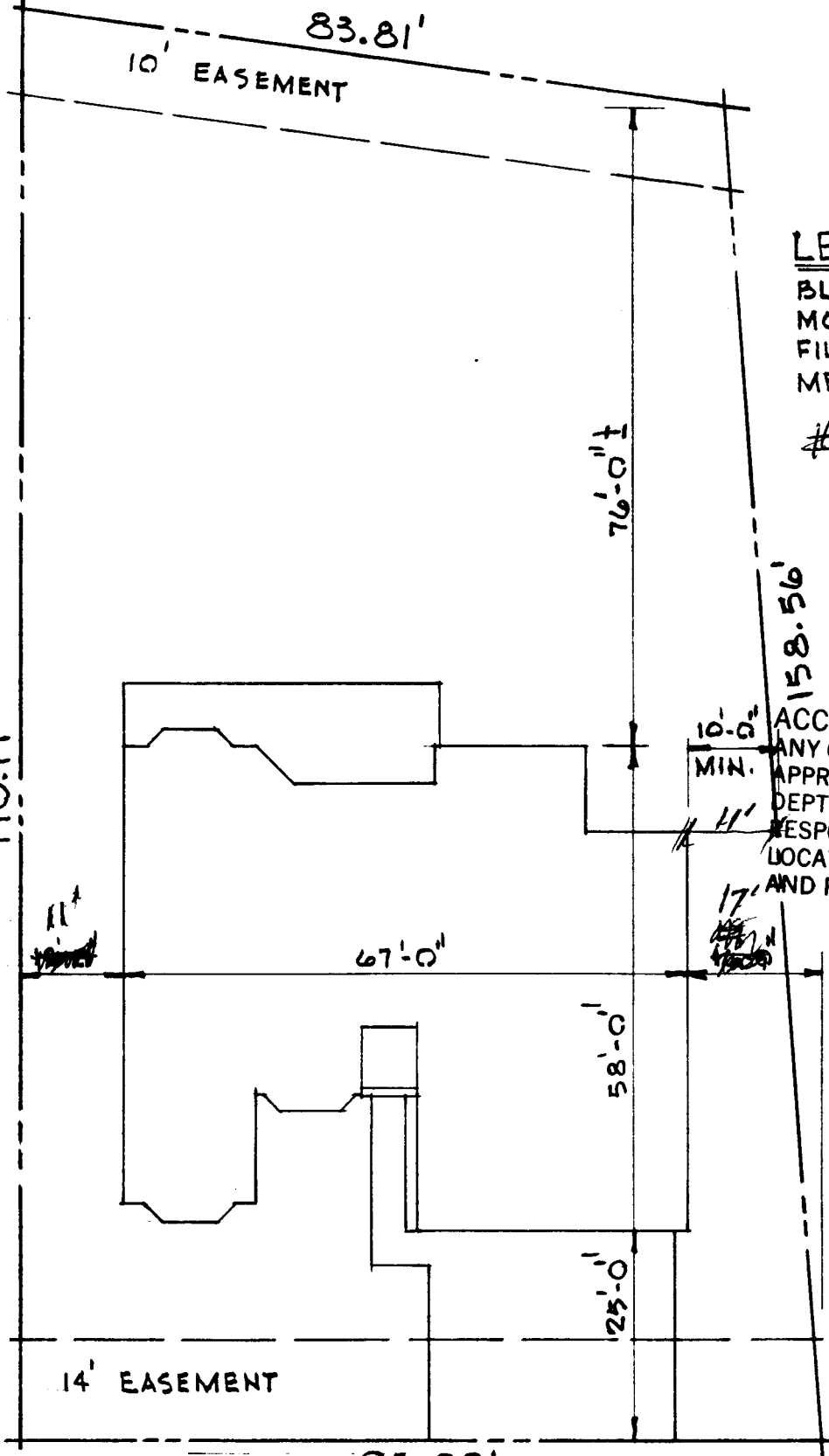
Department Approval Marcia Rabideaux Date 8-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10449

Utility Accounting [Signature] Date 8/7/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

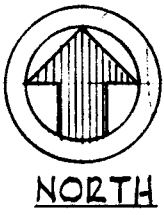
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



LEGAL DESCRIPT.

BLOCK 1 LOT 1
 MOONRIDGE FALLS
 FILING NO. THREE
 MESA COUNTY, COLORADO.
 # 2945-032-32009

ACCEPTED *ME 8-7-97*
 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.



688 MOONRIDGE CIRCLE

PLOT PLAN

SCALE: 1" = 20'-0"