

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



BLDG PERMIT NO. 11836

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

BLDG ADDRESS 690 Moon Ridge Circle TAX SCHEDULE NO. 2945-032-³²~~32~~-010

SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1895

FILING 23 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Larry Bennett NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 833 24 1/2 Road NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-0793 USE OF EXISTING BLDGS -

(2) APPLICANT John Bennett DESCRIPTION OF WORK AND INTENDED USE: New

(2) ADDRESS 833 24 1/2 Road HOME

(2) TELEPHONE 241-0795

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

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 28' _____

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 John Bennett Date 9-15-97

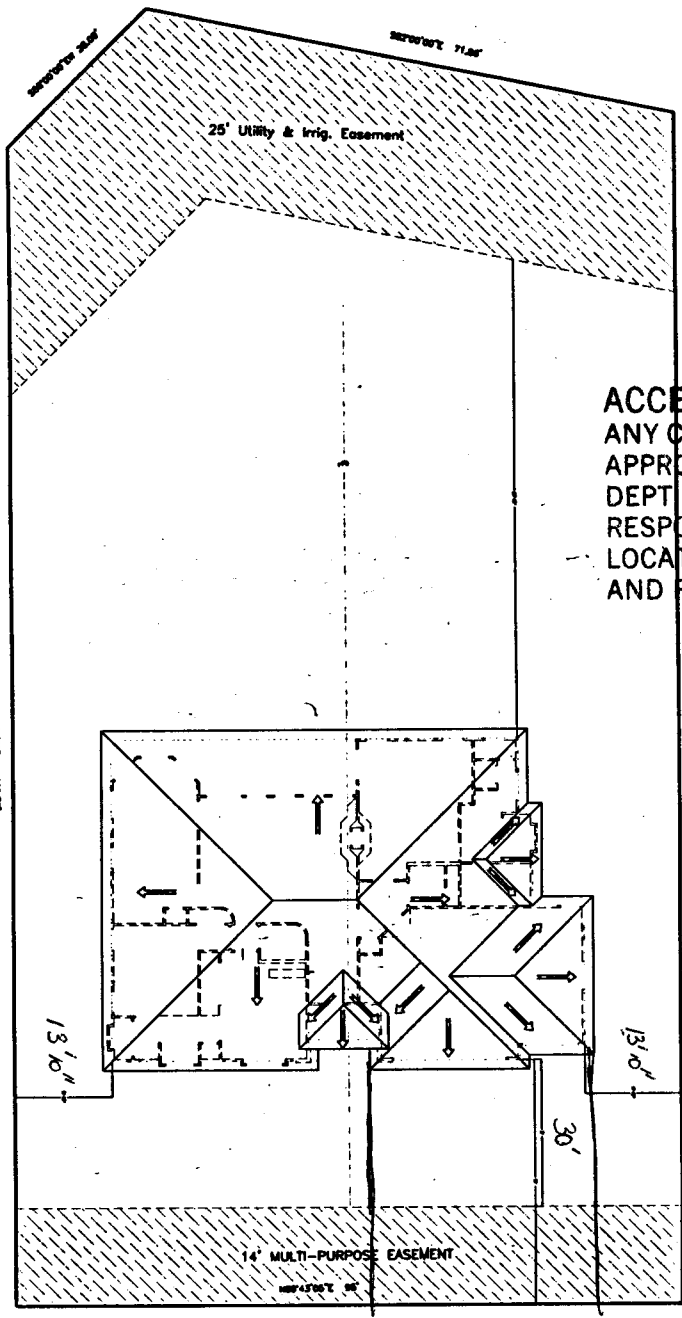
Department Approval Ronnie Edwards Date 9-15-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10543

Utility Accounting [Signature] Date 9/15/97

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 *Bonnie 9/15/97*
 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.



MOONRIDGE CIRCLE

MOONRIDGE FALLS
 Filing 3-Block 1-Lot 2
 690 Moonridge Circle

DRIVEWAY LOCATION
O.K. Al Ashbed
9/11/97