

FEE \$ ~~292.50~~ 10
 TCP \$ 0
 SIF \$ 292.-



BLDG PERMIT NO. 102534

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

BLDG ADDRESS 693 Moonridge Circle TAX SCHEDULE NO. 2945-032-31-014
 SUBDIVISION MOONRIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2597
 FILING 3 BLK 3 LOT 1 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.
 (1) TELEPHONE (970) 434-2381 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT JAMES FILUTZE USE OF EXISTING BLDGS N/A
 (2) ADDRESS SAME AS DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE ABOVE 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 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 9 TRAFFIC 4 ANNEX# _____

PAID
 OCT 20 1997

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).

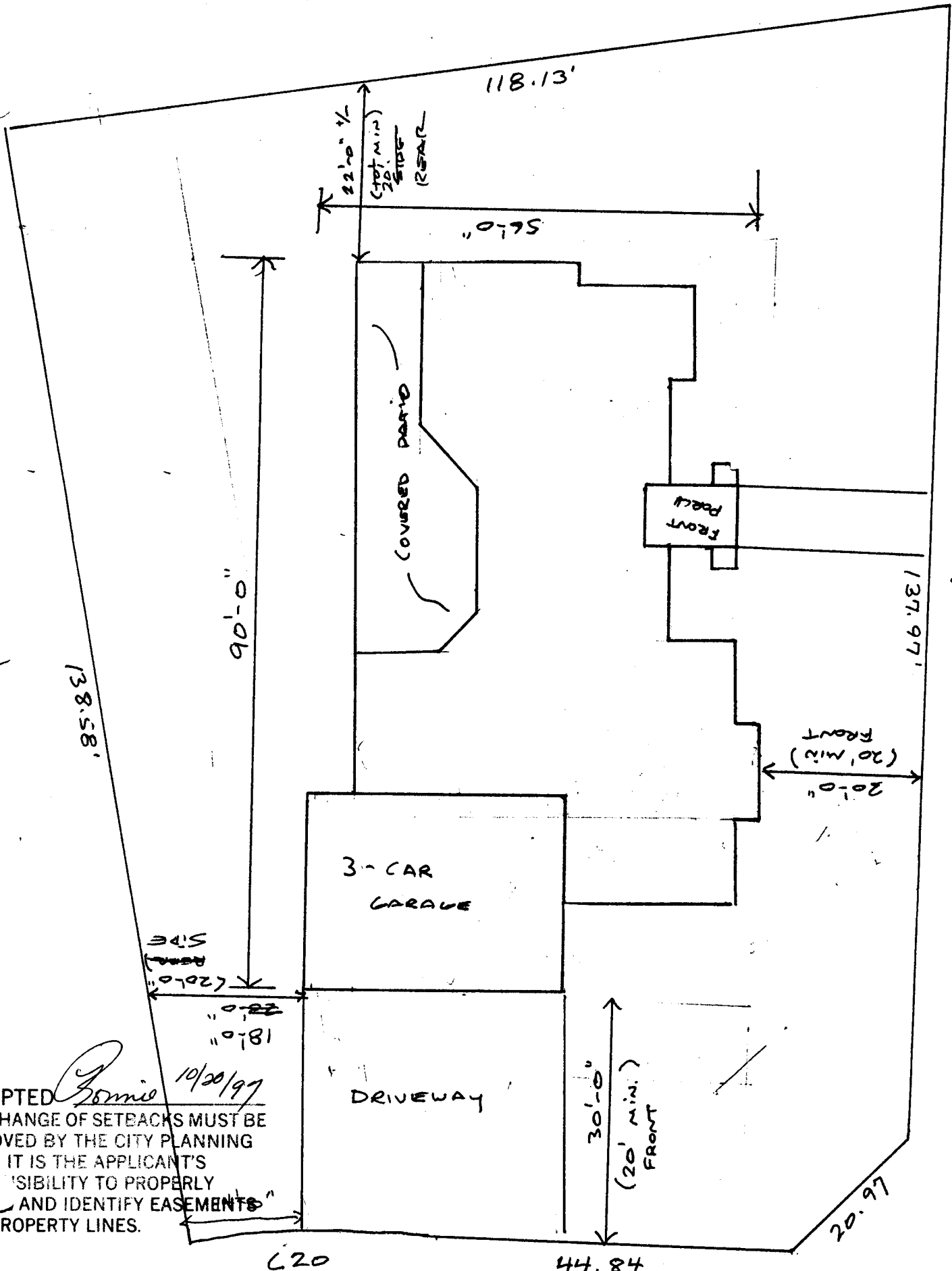
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10-17-97
 Department Approval Ronnie Edwards Date 10-20-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10435
 Utility Accounting [Signature] Date 10/20/97

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)



Moonridge Circle STREET

Crescent Court
STREET

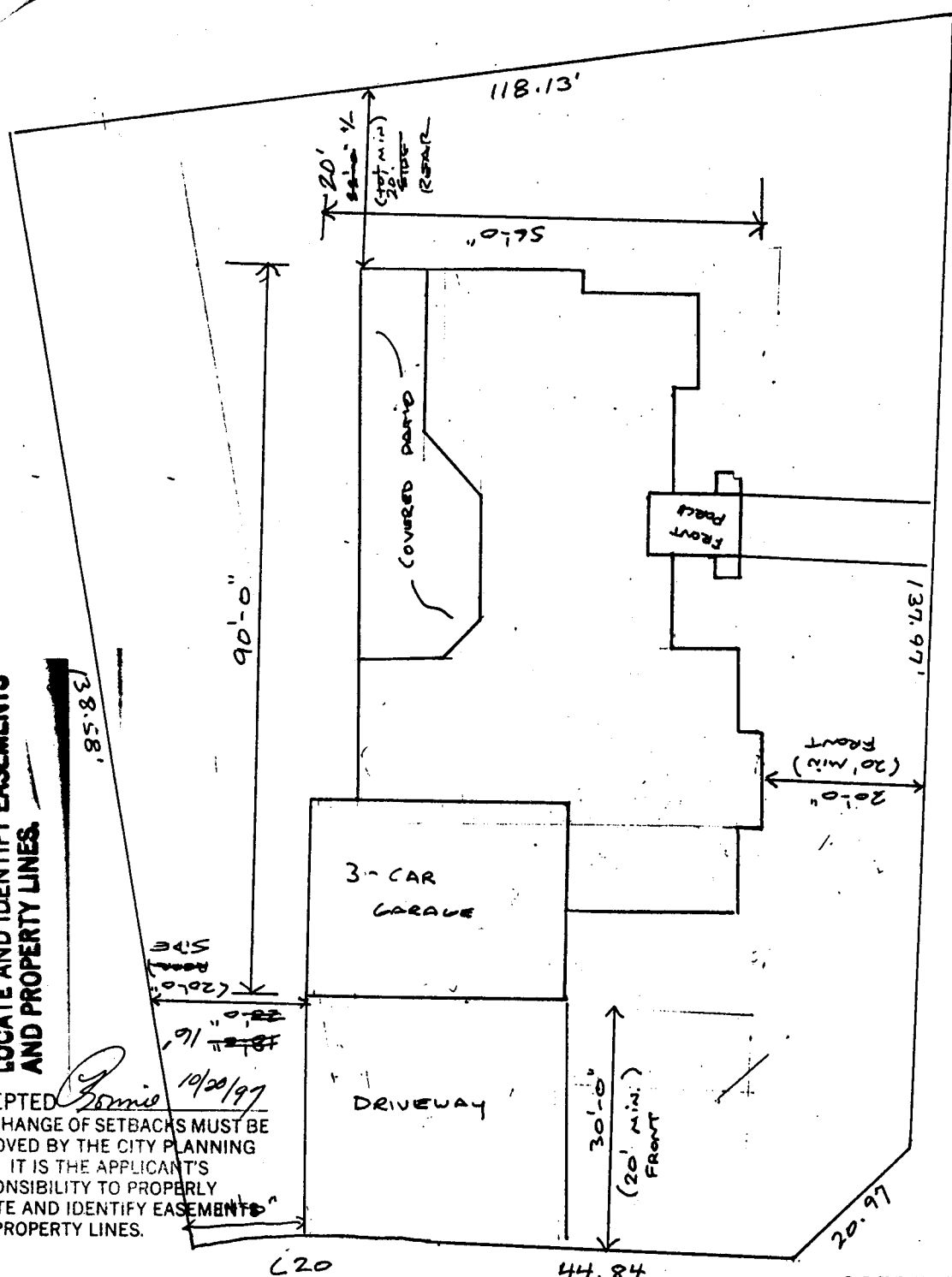
ACCEPTED *Sonnie* 10/20/97
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

693 MOONRIDGE CIRCLE
 LOT 1, BLOCK 3, FILING NO. 3
 MOONRIDGE FALLS SUBDIVISION
 TAX SCHEDULE # 2945-032-31-014

DRIVEWAY LOCATION
 O.K.
a. Dehler
 10/17/97

REVISED
 ACCEPTED 5/15/97
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Moonridge Circle

Crescent Court
 STREET

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