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|--------|-------------------------|
| FEE \$ | <u>10⁰⁰</u> |
| TCP \$ | <u>500⁰⁰</u> |
| SIF \$ | <u>0</u> |



BLDG PERMIT NO. 59797

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

BLDG ADDRESS 680 Moon Ridge Ct. TAX SCHEDULE NO. 2945-032-19-013

SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 sq. ft.

FILING 1 BLK 1 LOT 42 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 RD

(1) TELEPHONE 241-0795 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Larry Bennett USE OF EXISTING BLDGS —

(2) ADDRESS 833 24 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: new

(2) TELEPHONE 241-0795 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'mt _____
 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 John Bennett Date 4-15-97

Department Approval Antony Costello Date 4-15-97

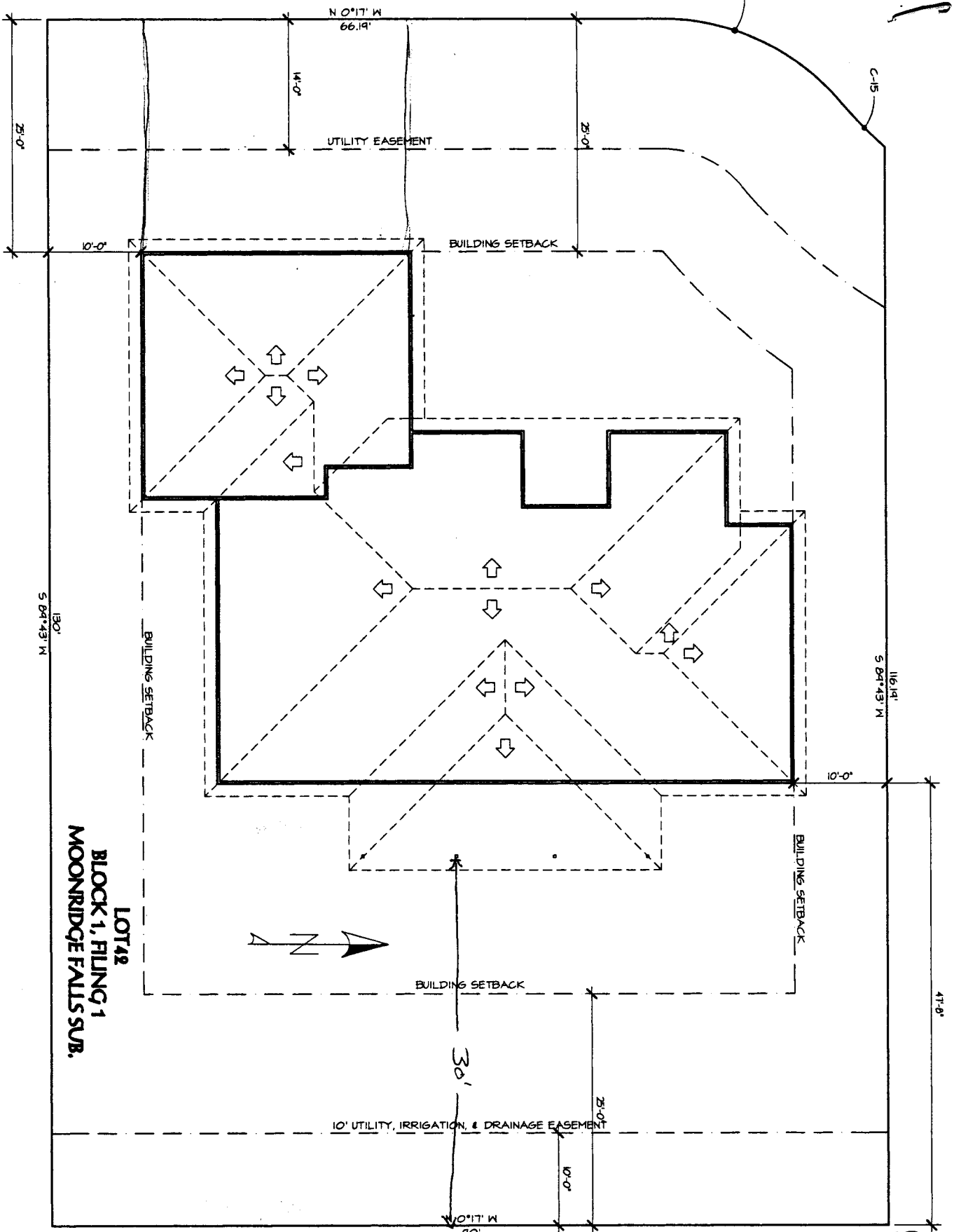
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10094

Utility Accounting Juanita Lopez Date 4/15/97

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)

MOONRIDGE COURT



LOT 42
BLOCK 1, FILING 1
MOONRIDGE FALLS SUB.

SITE PLAN
1/8" = 1'-0"

DRIVEWAY
LOCATION

OK
J. K. [Signature] 4-3-97

ACCEPTED SLC 4-15-97
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.