

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
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BLDG PERMIT NO. 60286

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

3100 -

BLDG ADDRESS 2548 Moon Ridge Rd TAX SCHEDULE NO. 294503219014

SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1990

FILING 1 BLK 1 LOT 43 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 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

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

(2) APPLICANT Larry Bennett DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS 833 24 1/2 Road Home.

(2) TELEPHONE 241-0793

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 18 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 John Bennett Date _____

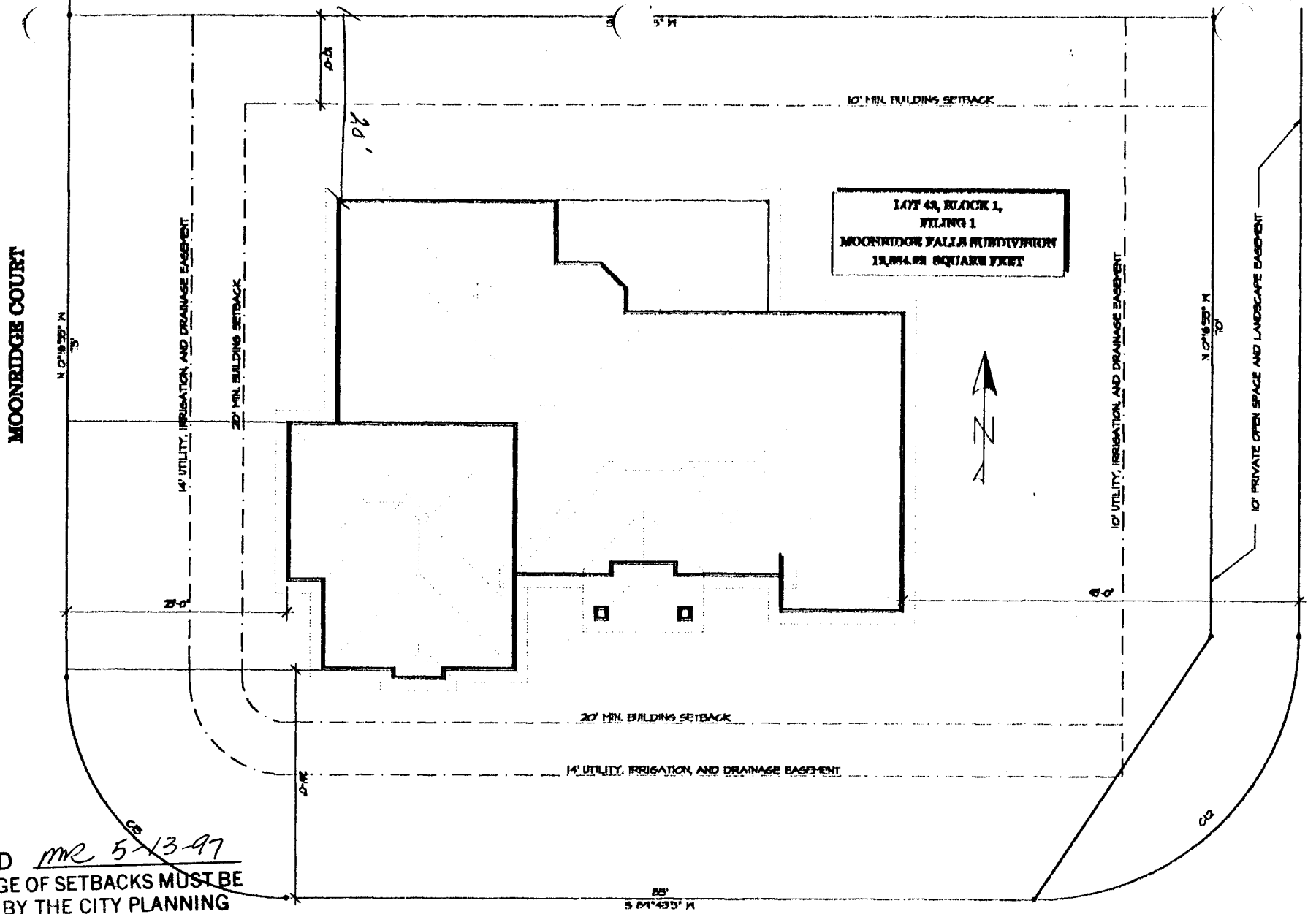
Department Approval Marcia Rubideaux Date 5-13-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 10193

Utility Accounting Patricia Webb Date 5-19-97

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 5-13-97*
 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.

2548 MOONRIDGE DRIVE

*Driveway location o.k.
 K. Ashbeck 5/13/97*

2548 Moonridge Drive

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

1/16" = 1'-0"