

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 63889

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>274 Crescent</u>	TAX SCHEDULE NO. <u>7945-032-31-007</u>
SUBDIVISION <u>MOON RIDGE</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>3000</u>
FILING <u>3</u> BLK _____ LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
(1) OWNER <u>VERNA McMILLEN</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2203 KNOLLWOOD</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-7059</u>	USE OF EXISTING BLDGS <u>NEW RESIDENCE</u>
(2) APPLICANT <u>LGD CONSTRUCTION</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>243-6471 2315 HALL</u>	
(2) TELEPHONE <u>243-6471</u>	<u>NEW CONSTRUCTION (HOME)</u>

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 <u>PR 293</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>10</u> TRAFFIC <u>19</u> 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 [Signature] Date 2-11-98

Department Approval [Signature] Date 2-11-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. #10934 + R 83750

Utility Accounting [Signature] Date 2-11-98

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)

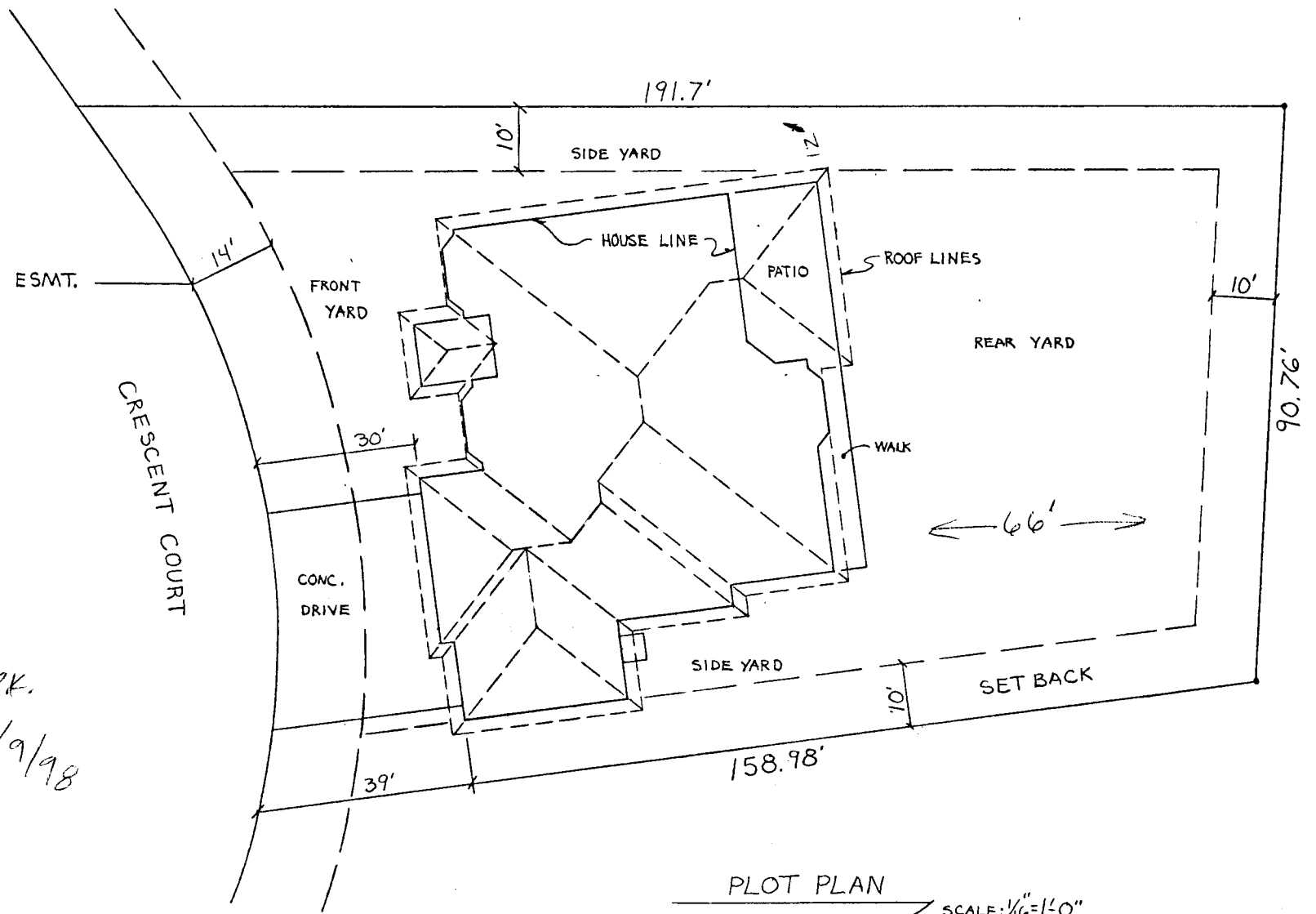
SCALE: 3/8" = 1'-0"

ACCEPTED S.L.G. 2/11/98
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.

MULTI-PURPOSE ESMT.

MOONRIDGE FALLS
FILING NO. 3
674 CRESCENT COURT
BLOCK 2 - LOT 2

*PERMANENT LOCATED OK.
W. Clark 2/9/98*



PLOT PLAN

SCALE: 1/16" = 1'-0"