

FEE \$	10.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 107143

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>682 Moonridge Ct</u>	TAX SCHEDULE NO. <u>2945-032, 19-012</u>
SUBDIVISION <u>Moonridge Falls</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>108^{sq}</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>41</u>	SQ. FT. OF EXISTING BLDG(S) <u>2100^{sq} est</u>
(1) OWNER <u>Stephen Fitzgerald</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>682 Moonridge Ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243 6006</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Stephen Fitzgerald</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Outside</u>
(2) ADDRESS <u>682 Moonridge Ct</u>	<u>Storage - gardening etc. / enclosure</u>
(2) TELEPHONE <u>243 6006</u>	<u>patio</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-23</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>24</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 <u>Stephen Fitzgerald</u>	Date <u>10/2/98</u>
Department Approval <u>[Signature]</u>	Date <u>10-2-98</u>

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

Utility Accounting <u>[Signature]</u>	Date <u>10-2-98</u>
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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)

ASSOCIATES, INC.

2784 COMPASS DRIVE
SUITE 234
GRAND JUNCTION, COLORADO 81506

SURVEYING - ENGINEERING

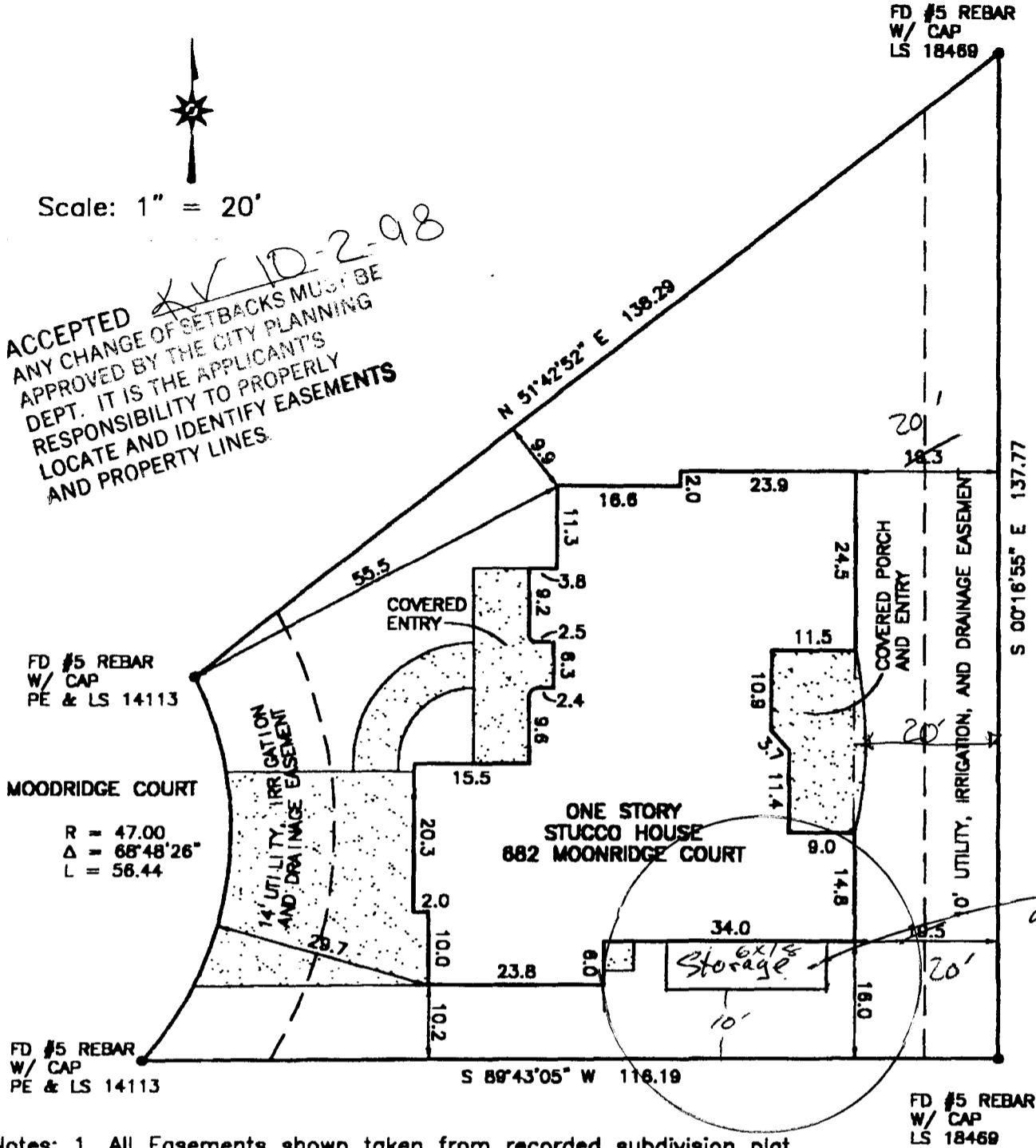
Phone
970-263-0533
FAX
970-263-0553

FD #5 REBAR
W/ CAP
LS 18489



Scale: 1" = 20'

ACCEPTED *KV 10-2-98*
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.



- Notes: 1. All Easements shown taken from recorded subdivision plat.
2. No title information provided.

IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this improvement location certificate was prepared for FIDELITY MORTGAGE COMPANY and that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the following described parcel on this date 3-11-98 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LEGAL DESCRIPTION:
LOT 41, MOONRIDGE FALLS - FILING NO. ONE,
MESA COUNTY, COLORADO

Field Book: _____ Page: _____
 DWG. 1138
 File No.: A1138

