

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 63555

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 694 Moorridge Circle TAX SCHEDULE NO. 2945-032-32-012

SUBDIVISION Moorridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2707^{sq ft} finished

FILING 3 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Bill & Shirley Olsen NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2239 Knollwood Lane GT NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-2883 USE OF EXISTING BLDGS none

(2) APPLICANT Hagenfeld Construction DESCRIPTION OF WORK AND INTENDED USE: —

(2) ADDRESS PO Box 1631 GT New residence

(2) TELEPHONE 243-4048

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 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 [Signature] Date —

Department Approval [Signature] Date 1-13-98

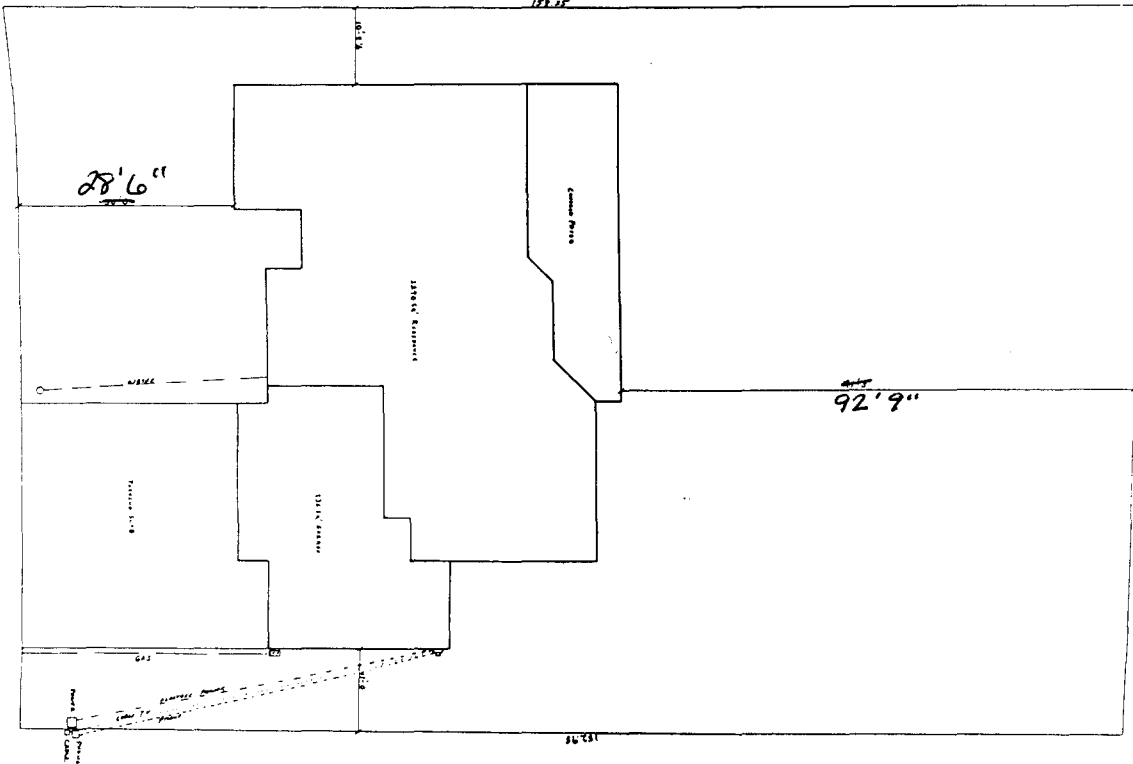
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. # 10552 TR 84210

Utility Accounting [Signature] Date 1-13-98

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)

Amended
 ACCEPTED SUC 1-23-98
 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.



ACCEPTED SUC 1-13-98
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 RESPONSIBILITY TO PROPERLY
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 AND PROPERTY LINES.

WALKWAY LOCATION C.K.

Kevin Ashlock 1/2/99

DATE	12/1/98
BY	[Signature]
TITLE	PLANNING
PROJECT NO.	1111
CLIENT	1234567890
ADDRESS	1234567890
CITY	1234567890
STATE	1234567890
ZIP	1234567890
PHONE	1234567890
FAX	1234567890
E-MAIL	1234567890
WEBSITE	1234567890
PROJECT NAME	1234567890
PROJECT ADDRESS	1234567890
PROJECT CITY	1234567890
PROJECT STATE	1234567890
PROJECT ZIP	1234567890
PROJECT PHONE	1234567890
PROJECT FAX	1234567890
PROJECT E-MAIL	1234567890
PROJECT WEBSITE	1234567890

HILGENFELD
 CONSTRUCTION
 P.O. Box 1121, Grand Ave. 50 0000
 Planning Division Plans
 505-555-5555