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TCP \$	<u>L</u>
SIF \$	<u>—</u>

(interior - residential)



BLDG PERMIT NO. 68226

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 668 Crescent Ct TAX SCHEDULE NO. 2945-032-31-009

SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 3 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) 2380 ±

(1) OWNER Phil KASPAR NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 668 Crescent Ct

(1) TELEPHONE 970 244 8378 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Home

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: interior remodel

(2) TELEPHONE Same

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 PR2.3 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions _____

Maximum Height _____ - interior only -

CENSUS _____ TRAFFIC _____ 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 Phillip R. Kaspar Date 1-6-99

Department Approval Lonnie Edwards Date 1-6-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 35404-22932

Utility Accounting Richardson Date 1-6-99

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)