

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 68542

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

WA

BLDG ADDRESS 669 ~~Forest~~ Crescent Ct TAX SCHEDULE NO. 2945-032-31-010

SUBDIVISION Moonridge-Sales SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800 LT

FILING BLK 3+3 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Distinctive Design Bldrs NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1255 21 RD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 858-9091 USE OF EXISTING BLDGS New Home

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ New 2 story Home

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 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 2/2/99

Department Approval Ronnie Edwards Date 2-24-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11960

Utility Accounting [Signature] Date 2/24/99

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)

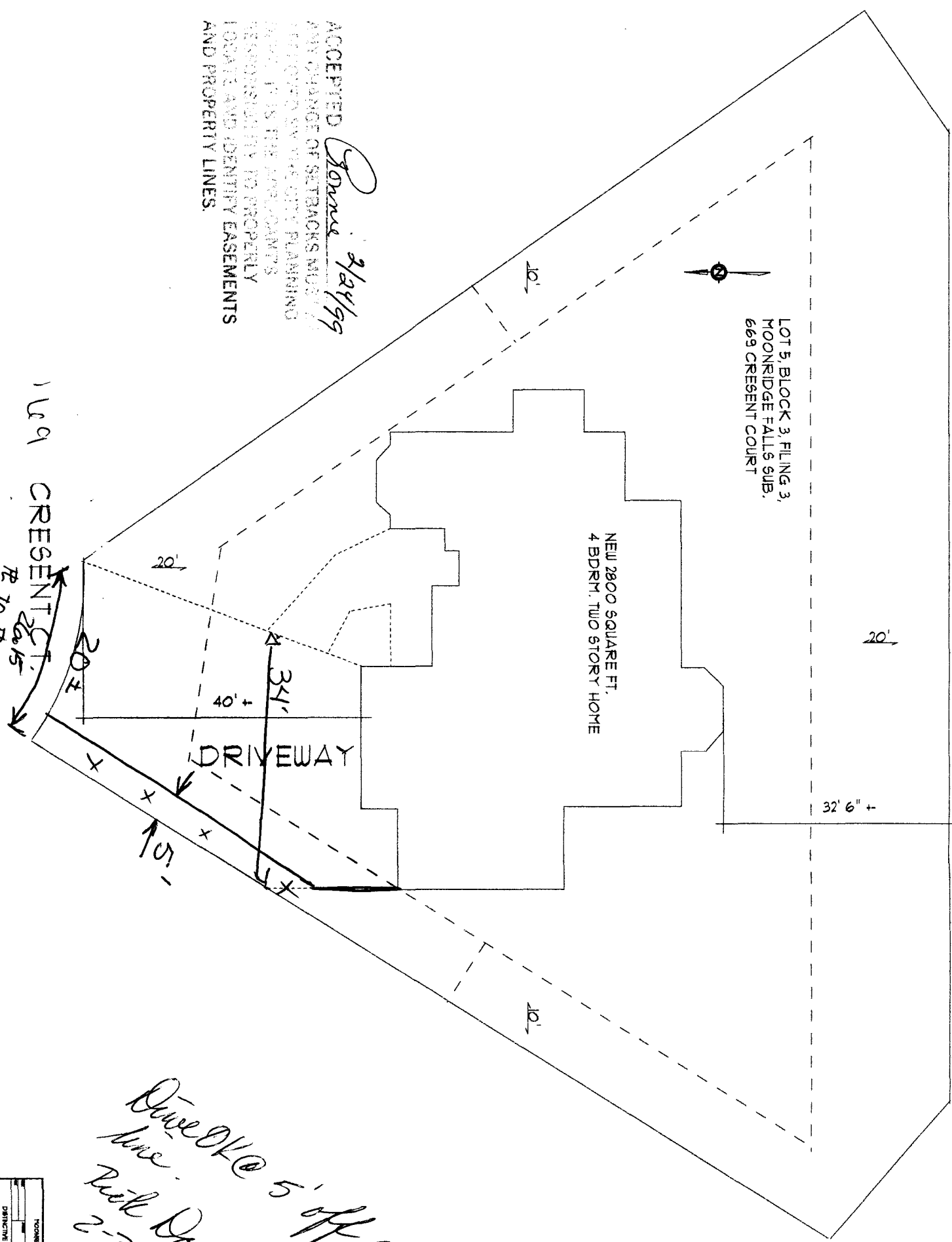
ACCEPTED
DATE: 2/24/99
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Yonnie 2/24/99

LOT 5, BLOCK 3, FILING 3,
MOONRIDGE FALLS SUB.,
669 CRESCENT COURT

NEW 2800 SQUARE FT.
4 BDRM. TWO STORY HOME

DRIVEWAY



*Drive OK @ 5' off property line.
Rick Davis
2-23-99*

MOONRIDGE APPLIC. HOME
DRIVEWAY PERMITS BUILDERS