

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁰⁰



GA

BLDG PERMIT NO. 69145

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 671 Crescent Ct TAX SCHEDULE NO. 2945-032-31 ⁰¹¹

SUBDIVISION Moonridge falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2220 sq ft

FILING BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Gregory J Toft NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2720 Eden Ct NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-1351 USE OF EXISTING BLDGS SFR

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

(2) ADDRESS _____

(2) TELEPHONE Build SFR

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 20' from property line (PL) Parking Req'mt 2
 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 3/9/99

Department Approval [Signature] Date 3-10-99

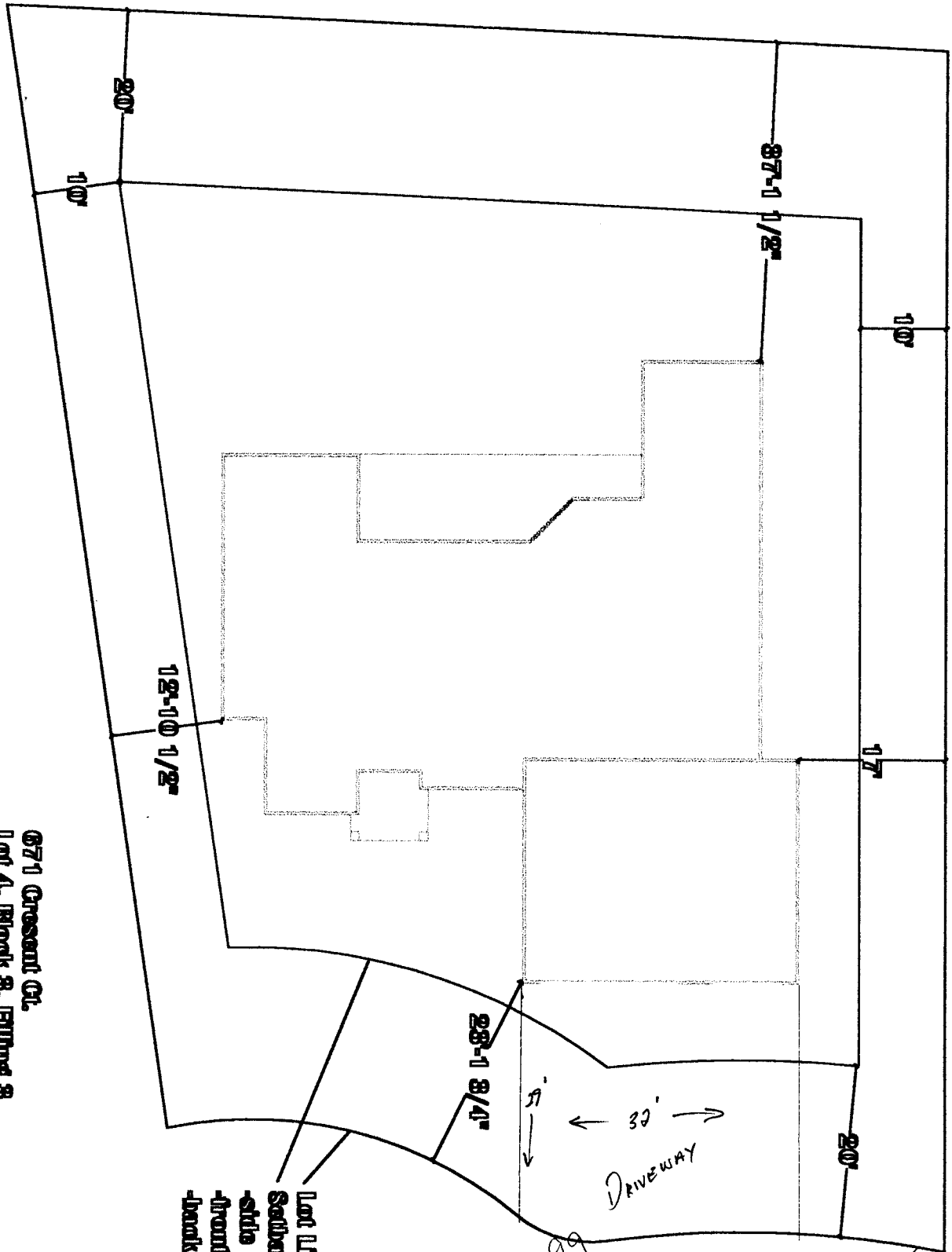
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12008

Utility Accounting [Signature] Date 3/10/99

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)

071 Crescent Ct.
Lot 4, Block 8, PILING 8
Moonridge Falls



Lot Lines
Setbacks
-side 10'
-front 20'
-back 20'

ACCEPTED KY 3-10-99
PLANNING & ZONING COMMISSION
COUNTY OF JEFFERSON
FOR THE RECORD OF THE
PLANNING & ZONING COMMISSION
TO CORRECTLY VERIFY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Dave OK
Rick Dennis
3-9-99