

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 71729

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 692 ~~937~~ MOONRIDGE CR TAX SCHEDULE NO. 2945-032-32-0011

SUBDIVISION MOONRIDGE FALL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2055

FILING 3 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DON FIFIELD NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2449 H ROAD

(1) TELEPHONE 242-0407 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KODIAK CUSTOM HOMES USE OF EXISTING BLDGS _____

(2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 242-0407 NEW 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 PR2.3 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 8-26-99

Department Approval Ronnie Edwards Date 8-30-99

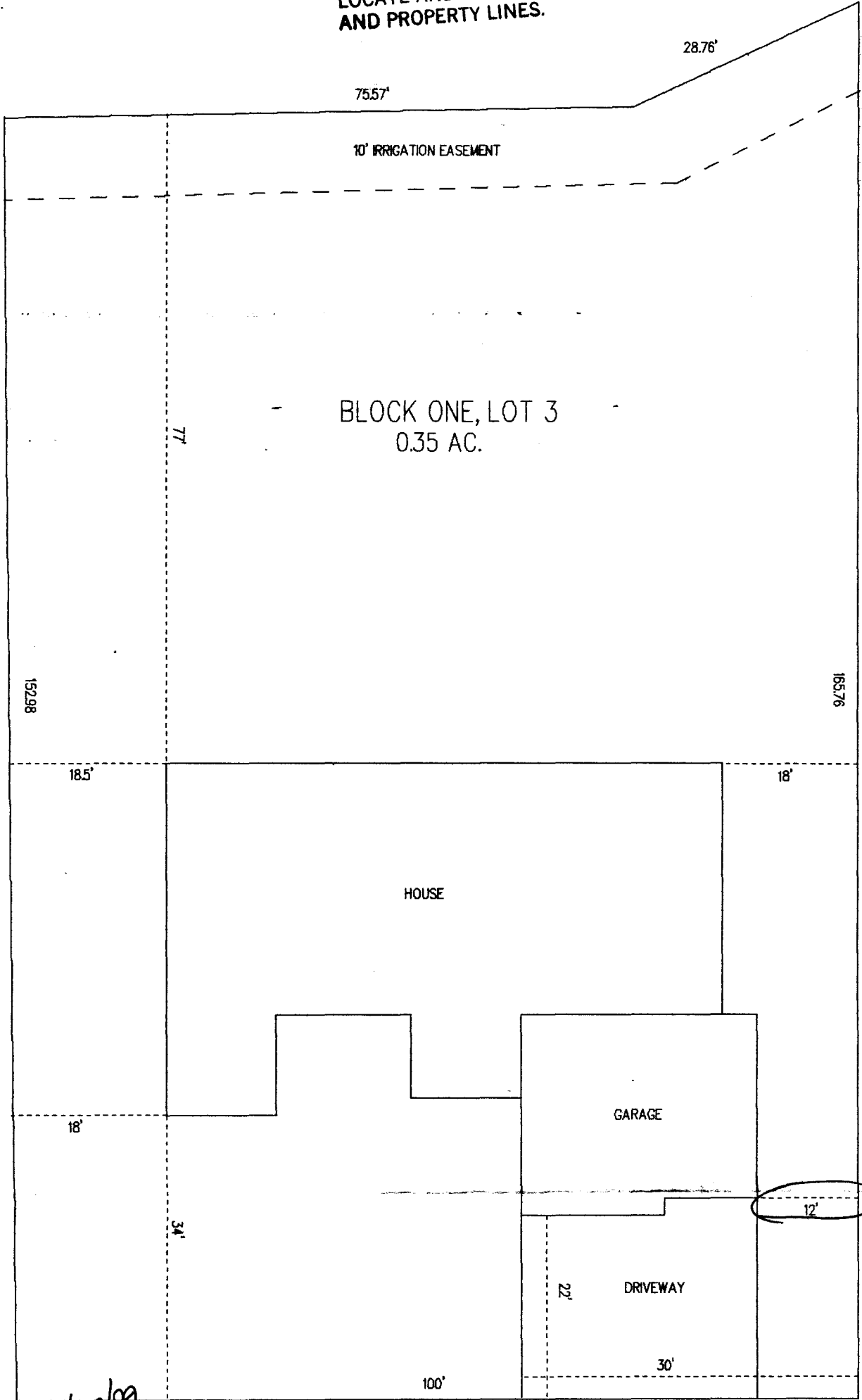
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 15541

Utility Accounting [Signature] Date 8/30/99

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 *Ronnie* 8/30/99
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.

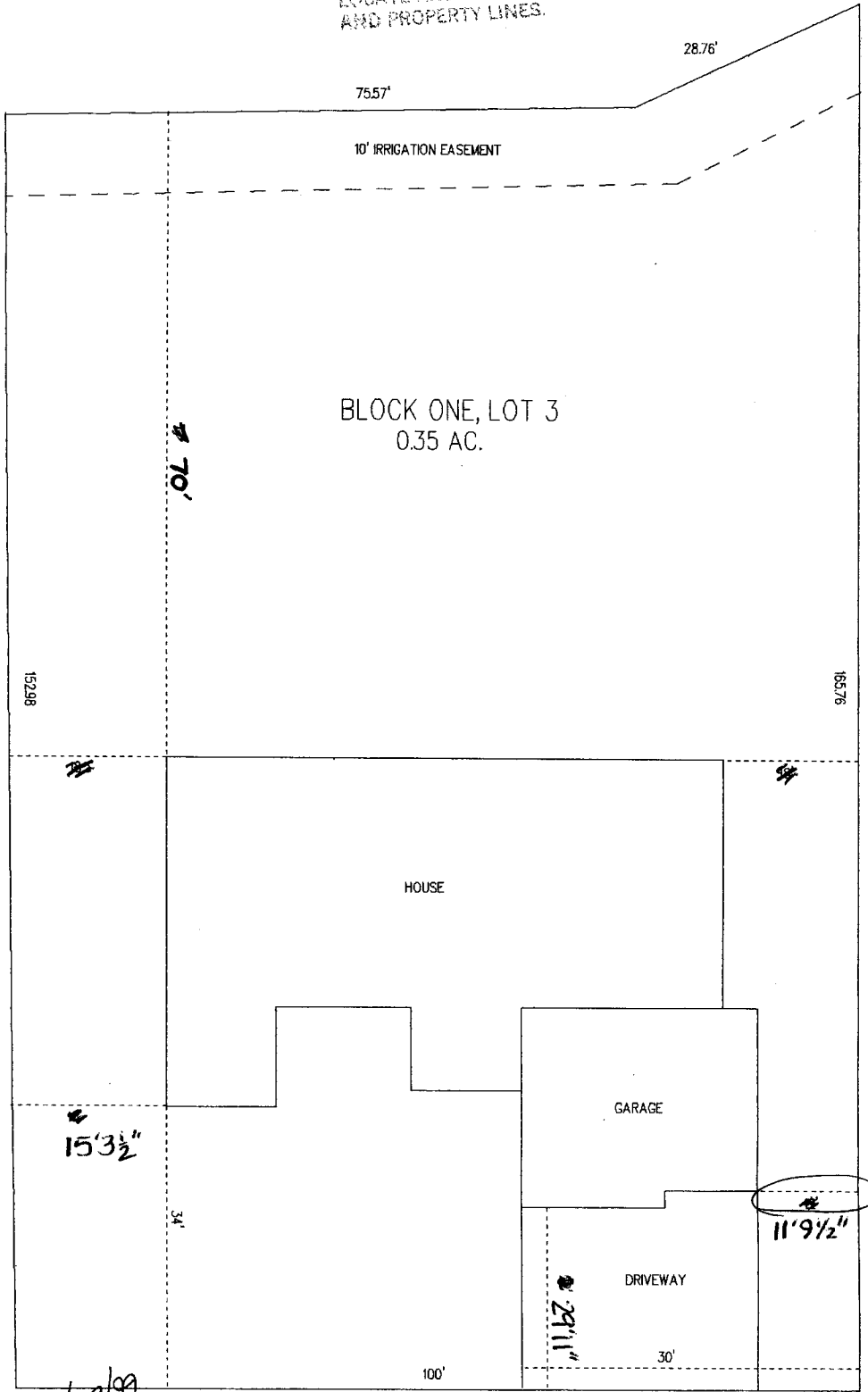


8/27/99
DRIVE O.K.
[Signature]

632 MOONRIDGE CIRCLE

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Revised
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632 MOONRIDGE CIRCLE