

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 75717

ex

\$ 802<sup>00</sup> total

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 426 Eagle Crest Ct. TAX SCHEDULE NO. 2945-174-38-008  
SUBDIVISION Eagle Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING BLK - LOT 8 SQ. FT. OF EXISTING BLDG(S) -  
(1) OWNER Mike & Jeannie Kruger NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2434 SANTA ROSA LN.  
NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT SUN KING USE OF EXISTING BLDGS -  
(2) ADDRESS P.O. Box 3299 DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 245-9173 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 FR-4 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 13.5'/10' from PL Rear ridge line from PL → Special Conditions per bldg. envelopes  
Maximum Height \_\_\_\_\_ ACCO letter req'd  
CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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).

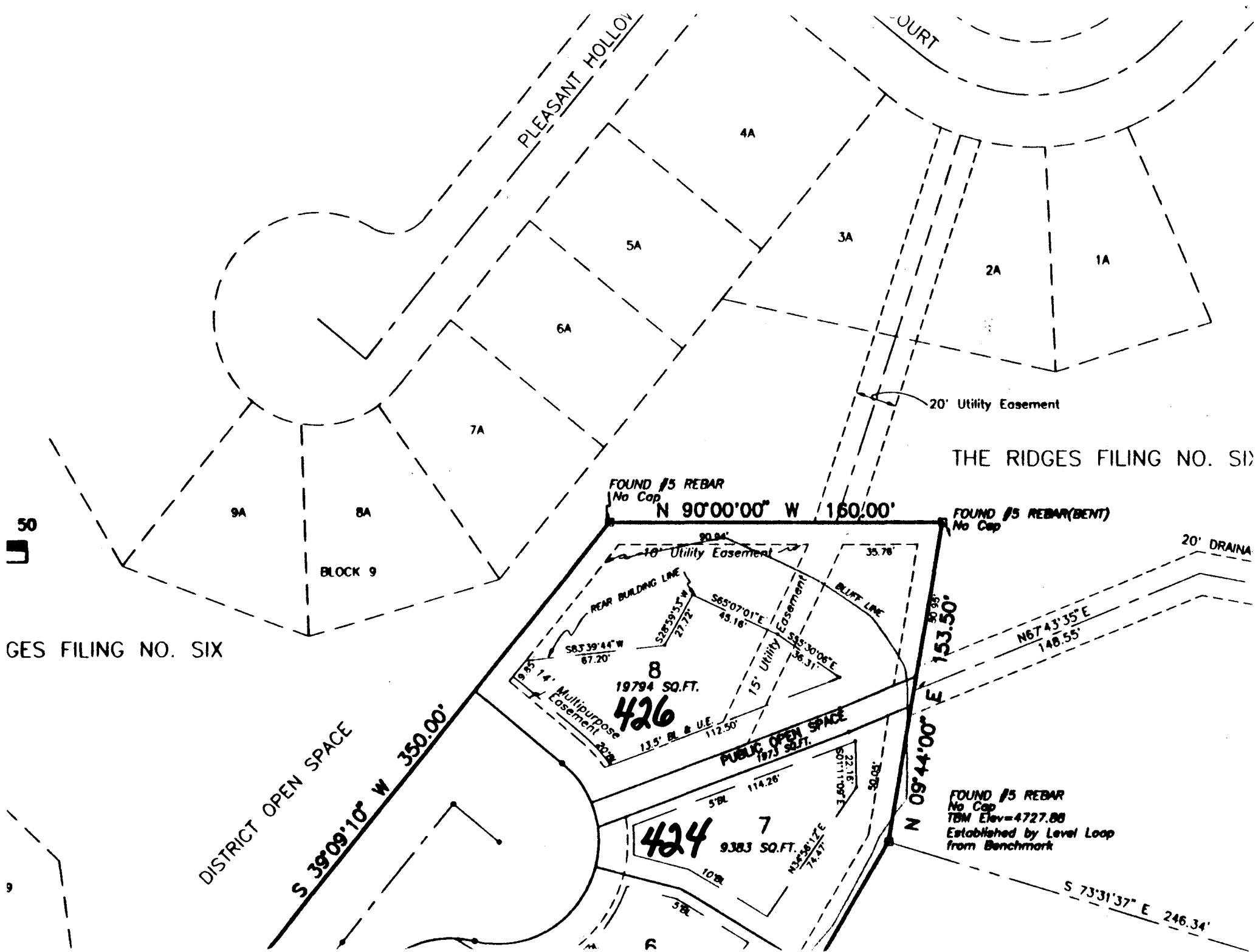
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jody Motz Date 6/9/00  
Department Approval Ronnie Edwards Date 7-6-00

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 13217  
Utility Accounting Hotell Anover Date 7/6/00

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)





THE RIDGES FILING NO. SIX

GES FILING NO. SIX

FOUND #5 REBAR  
No Cap  
 $N 90^{\circ}00'00'' W 160.00'$

FOUND #5 REBAR(BENT)  
No Cap

8  
19794 SQ.FT.  
**426**

7  
9383 SQ.FT.  
**424**

FOUND #5 REBAR  
No Cap  
TBM Elev=4727.88  
Established by Level Loop  
from Benchmark



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