

FEE \$	10 ⁰⁰
TCP \$	500.00
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81050



Your Bridge to a Better Community

ACU

BLDG ADDRESS 675 Moonridge Cir. SQ. FT. OF PROPOSED BLDGS/ADDITION 3160 Includes Garage & Patios

TAX SCHEDULE NO. 2945-032-31-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Moonridge Falls TOTAL SQ. FT. OF EXISTING & PROPOSED 3160

FILING 2 BLK 1 LOT 3

NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) OWNER Delese Demessie USE OF EXISTING BUILDINGS N/A new home

(1) ADDRESS P.O. Box 158 DESCRIPTION OF WORK & INTENDED USE _____

(1) TELEPHONE 970-858-0194
970-241-7880 (cell)

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

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 Delese Demessie Date Aug. 7, 2001

Department Approval C. Taysa Johnson Date 8/30/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14224</u>
Utility Accounting	<u>Ally</u>	Date	<u>8/30/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

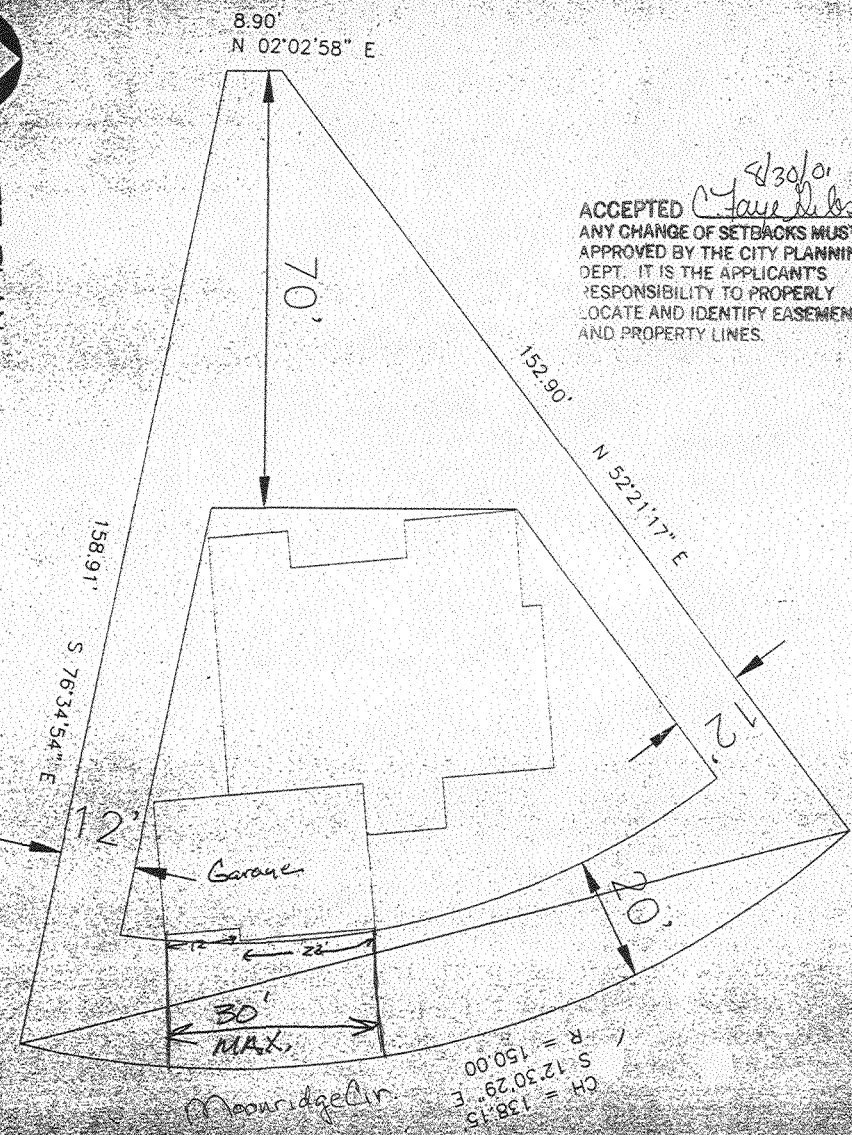
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SITE PLAN

SCALE: 1" = 20'

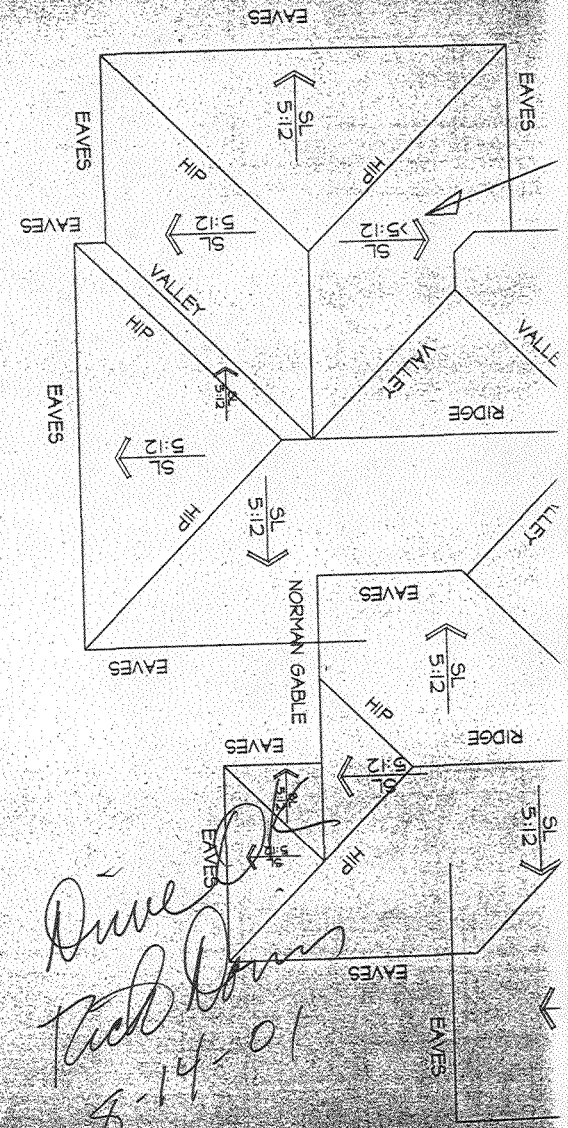
Handwritten: 8/18/01
C. Olson



8/30/01
 ACCEPTED *C. Olson*
 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.

Handwritten: Moorridge Dr.

CH = 138.15'
 R = 150.00'
 S = 12°30'29" E



Handwritten: Diane
 8-14-01