

FEE \$	10.00
TCP \$	
SIF \$	298,000

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

BLDG PERMIT NO. _____

Building Address 671 CRESCENT CT
 Parcel No. 2945-032-31-011
 Subdivision MOONRIDGE FALLS
 Filing 3 Block 3 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2870 Sq. Ft. Proposed 300
 Sq. Ft. of Lot / Parcel 13425 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name DONALD D. P. JEAN W. SNYDER
 Address 671 CRESCENT CT
 City / State / Zip GRAND JUNCTION CO
81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): ENCLOSURE OF PATIO UNDER ROOFED AREA

APPLICANT INFORMATION:

Name JEAN W. SNYDER
 Address 671 CRESCENT CT
 City / State / Zip GRAND JUNCTION CO
81505
 Telephone (970) 254-0330

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: enclosing patio

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 <u>PR 2.3</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval _____
	(Engineer's Initials)

DATE
FEB 14 2005
 TB

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 Jean W. Snyder Date Feb. 14, 2004
 Department Approval B Paulson Date 2/14/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>2/14/05</u>		

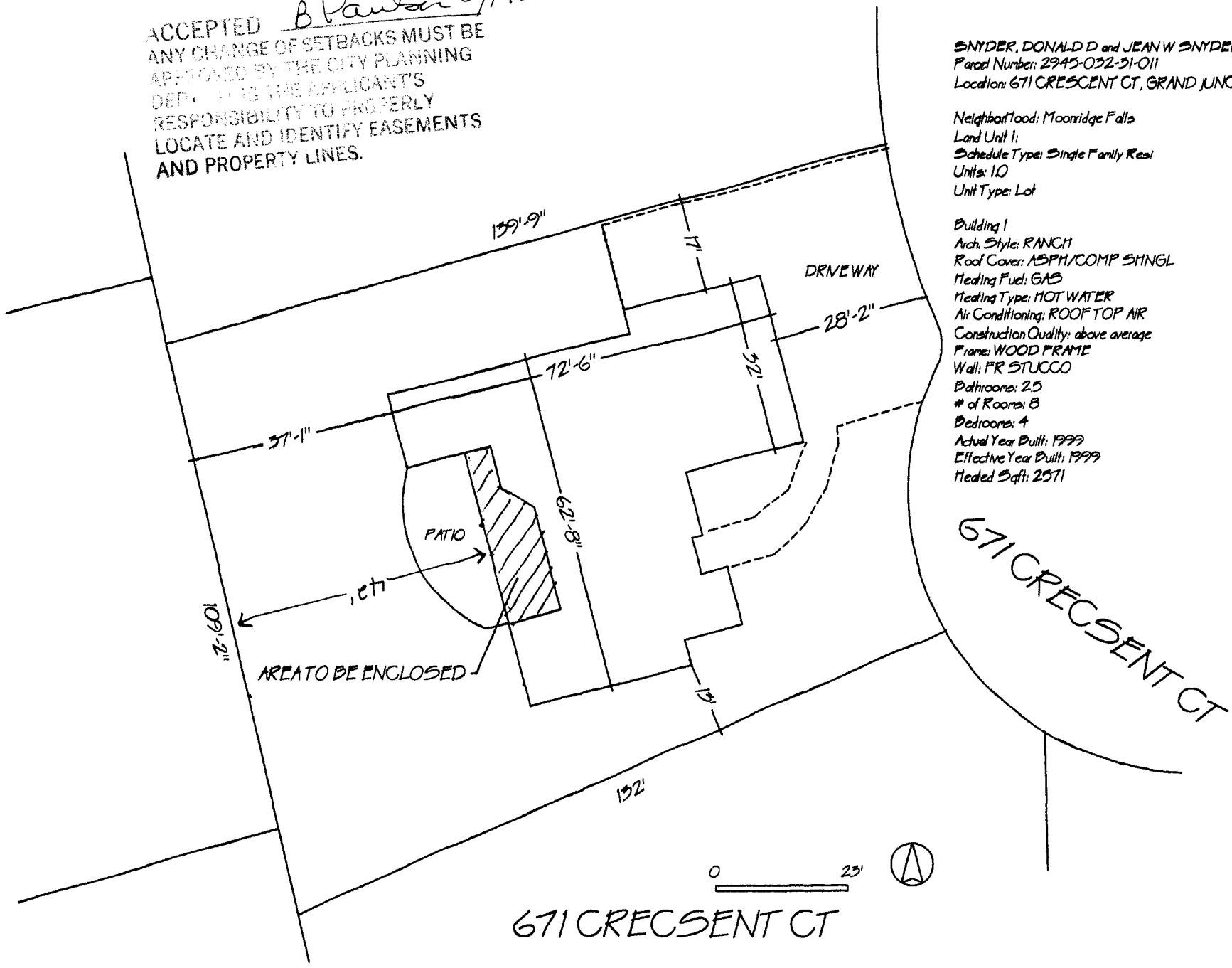
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *B Paulson 2/14/05*
 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.

SNYDER, DONALD D and JEAN W SNYDER
 Parcel Number: 2945-022-31-011
 Location: 671 CRESCENT CT, GRAND JUNCTION

Neighborhood: Moonridge Falls
 Land Unit 1:
 Schedule Type: Single Family Res
 Units: 1.0
 Unit Type: Lot

Building 1
 Arch. Style: RANCH
 Roof Cover: ASPH/COMP SHINGL
 Heating Fuel: GAS
 Heating Type: HOT WATER
 Air Conditioning: ROOF TOP AIR
 Construction Quality: above average
 Frame: WOOD FRAME
 Wall: FR STUCCO
 Bathrooms: 2.5
 # of Rooms: 8
 Bedrooms: 4
 Actual Year Built: 1999
 Effective Year Built: 1999
 Heated Sqft: 2571



671 CRESCENT CT

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