

FEE \$ <u>10<sup>00</sup></u>
TCP \$
SIF \$

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 672 Moonridge Blvd  
 Parcel No. 2945-032-32-001  
 Subdivision Moonridge  
 Filing 1 Block 2 Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1964 Sq. Ft. Proposed 450  
 Sq. Ft. of Lot / Parcel 1297 Ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Cary D. Cox  
 Address 672 Moonridge Blvd  
 City / State / Zip Grand Jct, CO

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Patio Cover

**APPLICANT INFORMATION:**

Name Marcus Weaver  
 Address 2846 Mesa Ave  
 City / State / Zip Grand Jct. Co.  
 Telephone 970-245-2589

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): Patio Cover

NOTES: \_\_\_\_\_

**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>PD</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) <u>N/A</u>	Special Conditions _____
Voting District <u>3</u> Driveway Location Approval _____ (Engineer's Initials)	

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 Marcus Weaver Date \_\_\_\_\_  
 Department Approval Wendy Spurr Date 10/15/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>J Adams</u> Date <u>10-5-07</u>

FIRST AMERICAN TITLE #126057  
COX ACCT.

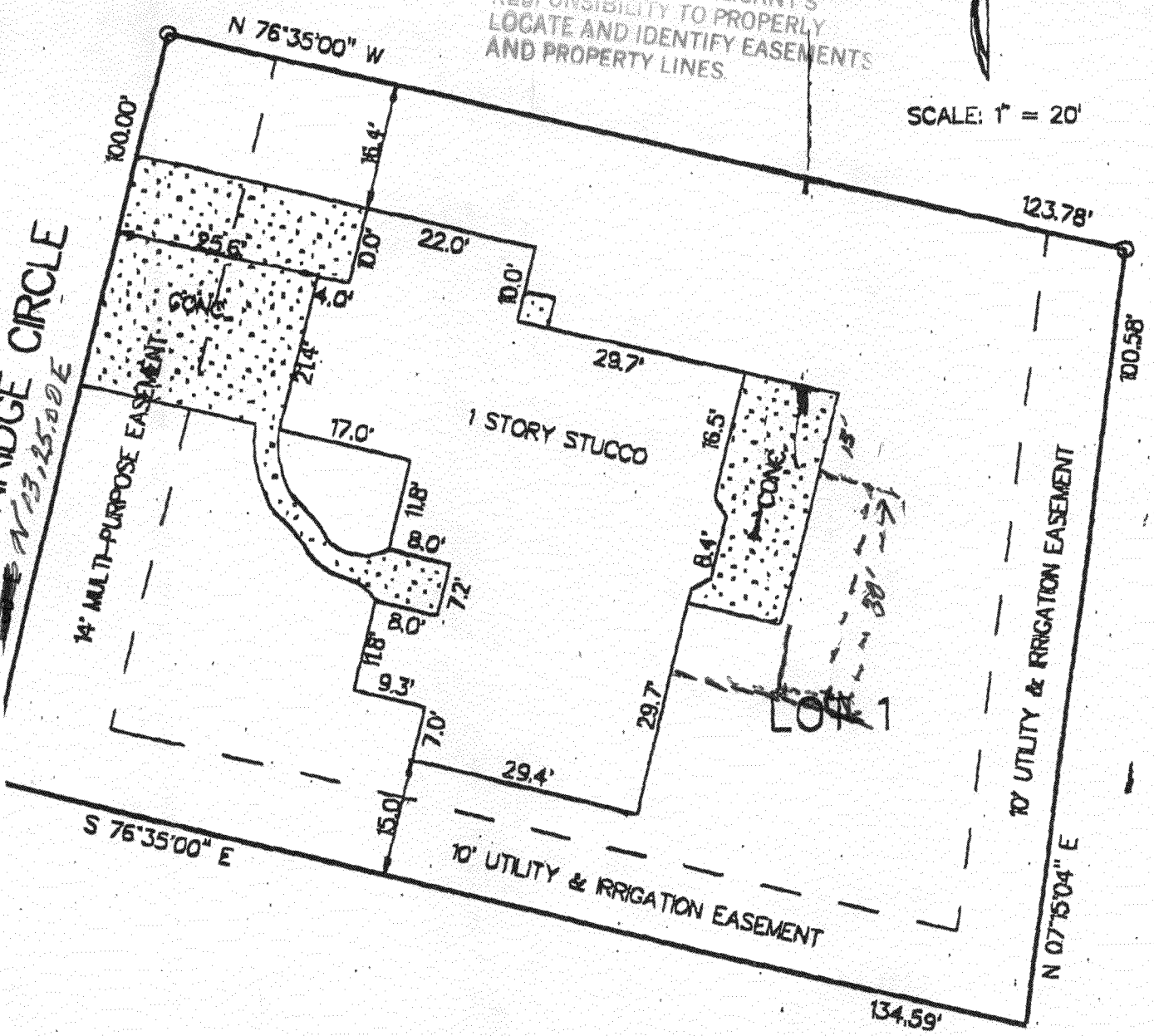
LOT 1 N BLOCK 2 OF MOONRIDGE FALLS, FLING NO. TWO,  
MESA COUNTY, COLORADO.

ACCEPTED *Windy Spive*  
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.



SCALE: 1" = 20'

14" MIDGE CIRCLE  
N 13° 25' 00" E



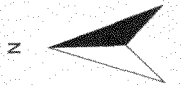
NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

THE SURVEYOR CERTIFIES THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BANK OF COLORADO

AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF PROPERTY, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON DATE 4/11/97 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS NOTED, AND THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS NOTED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENSING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

○ = FOUND PIN

*Kenneth L. Brown*



SCALE 1 : 230

