

FEE \$ 10.00
TCP \$ 500.00

BLDG PERMIT NO. 53235

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2546 Moorridge Dr TAX SCHEDULE NO. 2945-032-19-007
SUBDIVISION Moorridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2600
FILING 1 BLK 1 LOT 36 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Don Bergman NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2484 GRD
(1) TELEPHONE 241-6431 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Don Bergman USE OF EXISTING BLDGS N/A
(2) ADDRESS 2484 GRD 815E5 DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 241 6431 New Single Family Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height _____ CENS.T. 10 T.ZONE 4 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 7/3/95
Department Approval [Signature] Date 7-3-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8567

Utility Accounting [Signature] Date 8-28-95

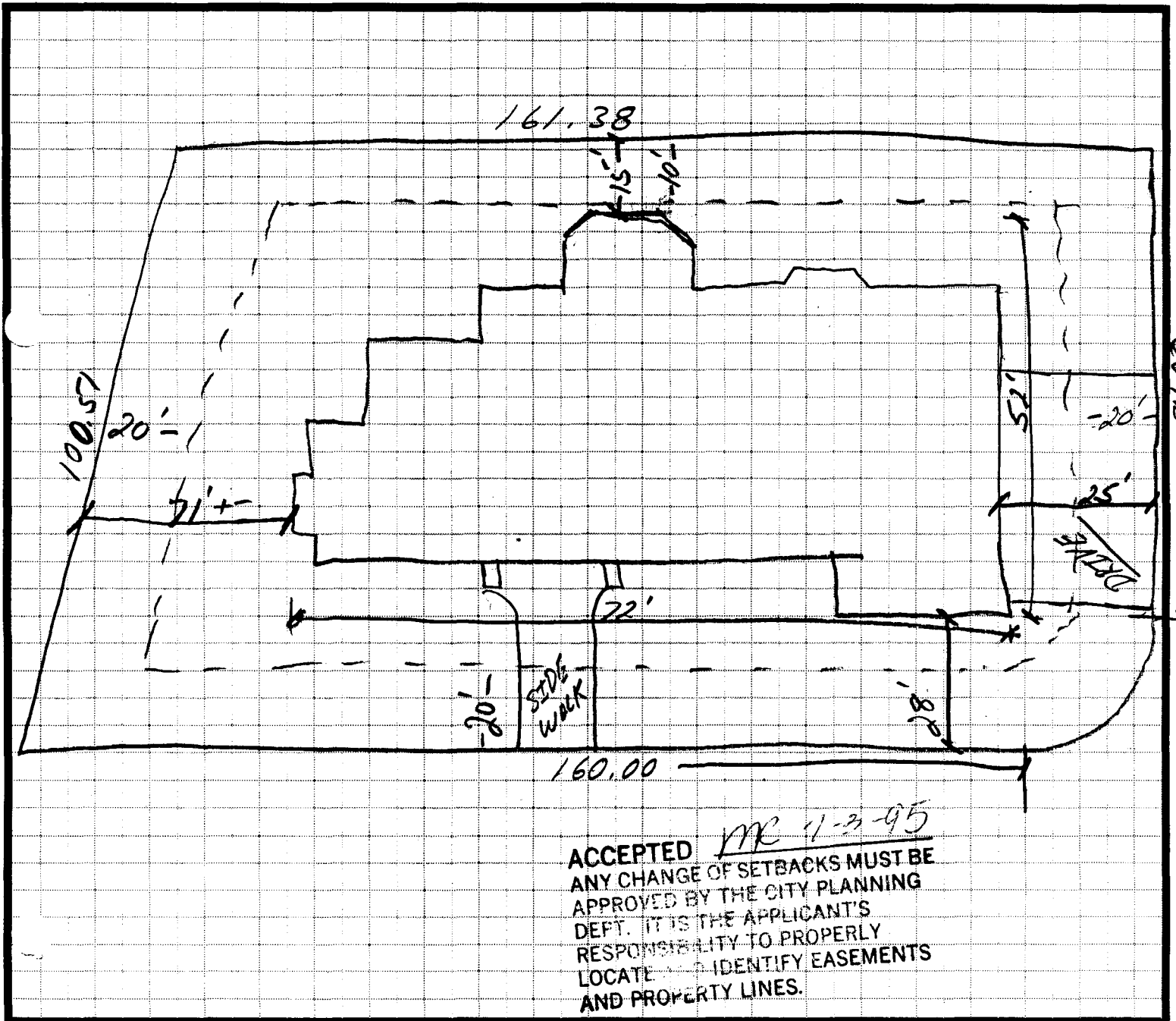
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



Front	Back	Side
20	20	10