

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 57501

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

✓
TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 620 MOONRIDGE CIRCLE TAX SCHEDULE NO. 2745-032 32-005
SUBDIVISION MOONRIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700
FILING 2 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER GARY D. DE RUSH NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 609 MEANDER DR. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 260-0057 USE OF EXISTING BLDGS _____
(2) APPLICANT GARY D. DE RUSH DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
(2) ADDRESS _____ S/F
(2) TELEPHONE _____

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 2.3 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 _____
CENSUS TRACT 10 TRAFFIC ZONE 19

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 Gary D. DeRush Date 9/12/96

Department Approval Antonia Costello Date 9/13/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9521 - S/F

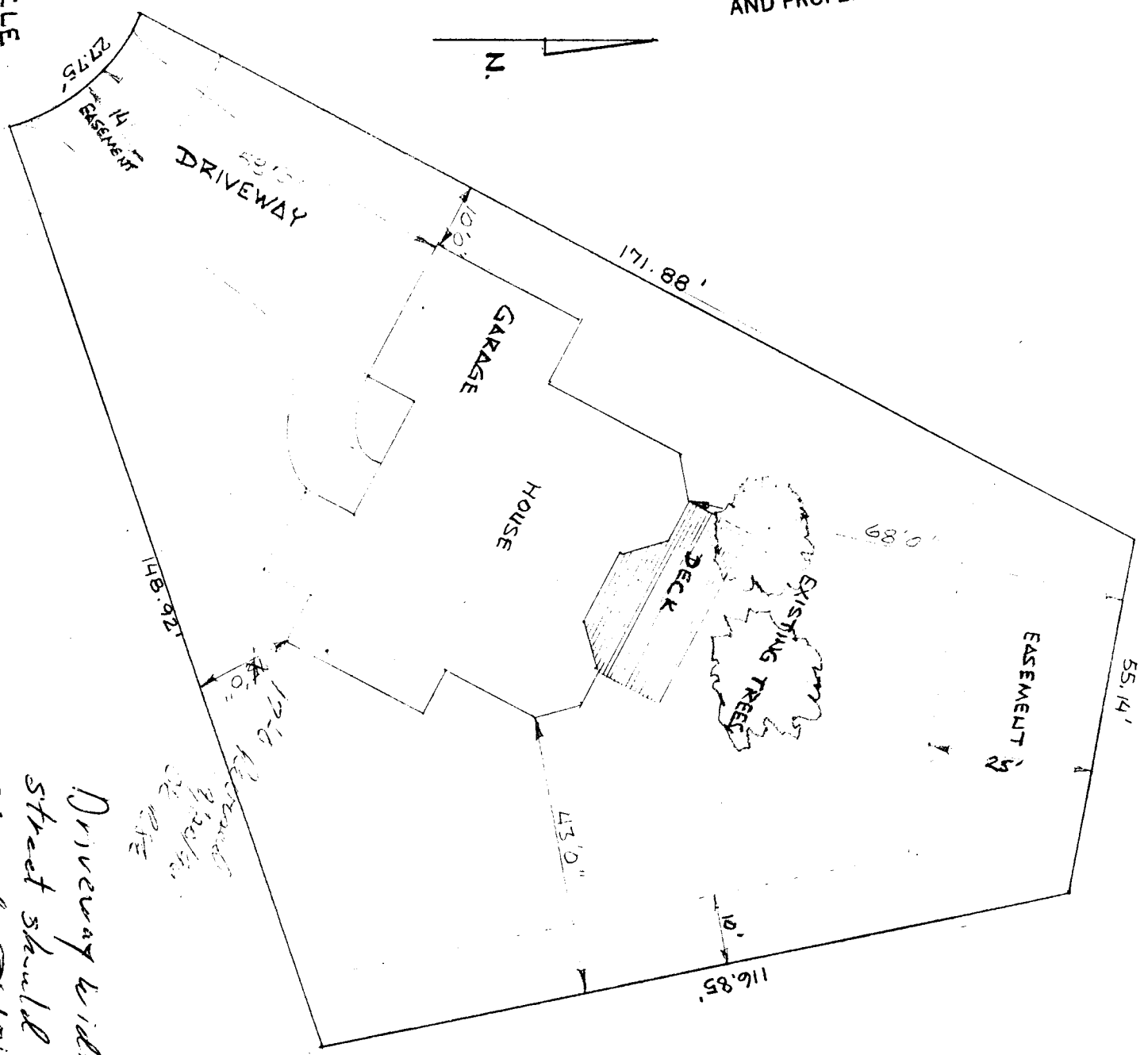
Utility Accounting Mellie Fowler Date 9-13-96

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)

ACCEPTED SLC 9/13/96
 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.

680
 MOONRIDGE CIRCLE
 SCALE 1" = 20'



Driveway width at street should not exceed 18' width centered on lot vintage

J. O. Newton 9-13-96