

FEE \$ 10⁻
TCP \$ 500⁻

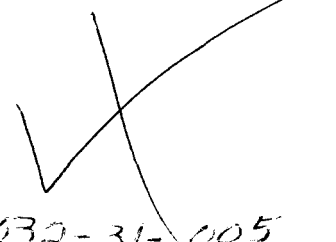
BLDG PERMIT NO. 58625

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

150⁰⁰ PIF
\$1260⁰⁰ total
City of Grand Jct.



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 683 Moonridge Circle TAX SCHEDULE NO. 2945-032-31-005
SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3020
FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) ---
(1) OWNER Gregory J. Toff NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3720 Oak Ct
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 243-1351 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME ↑ USE OF EXISTING BLDGS ---
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ SINGLE FAMILY RESIDENCE

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 [Signature] Date 12/23/96

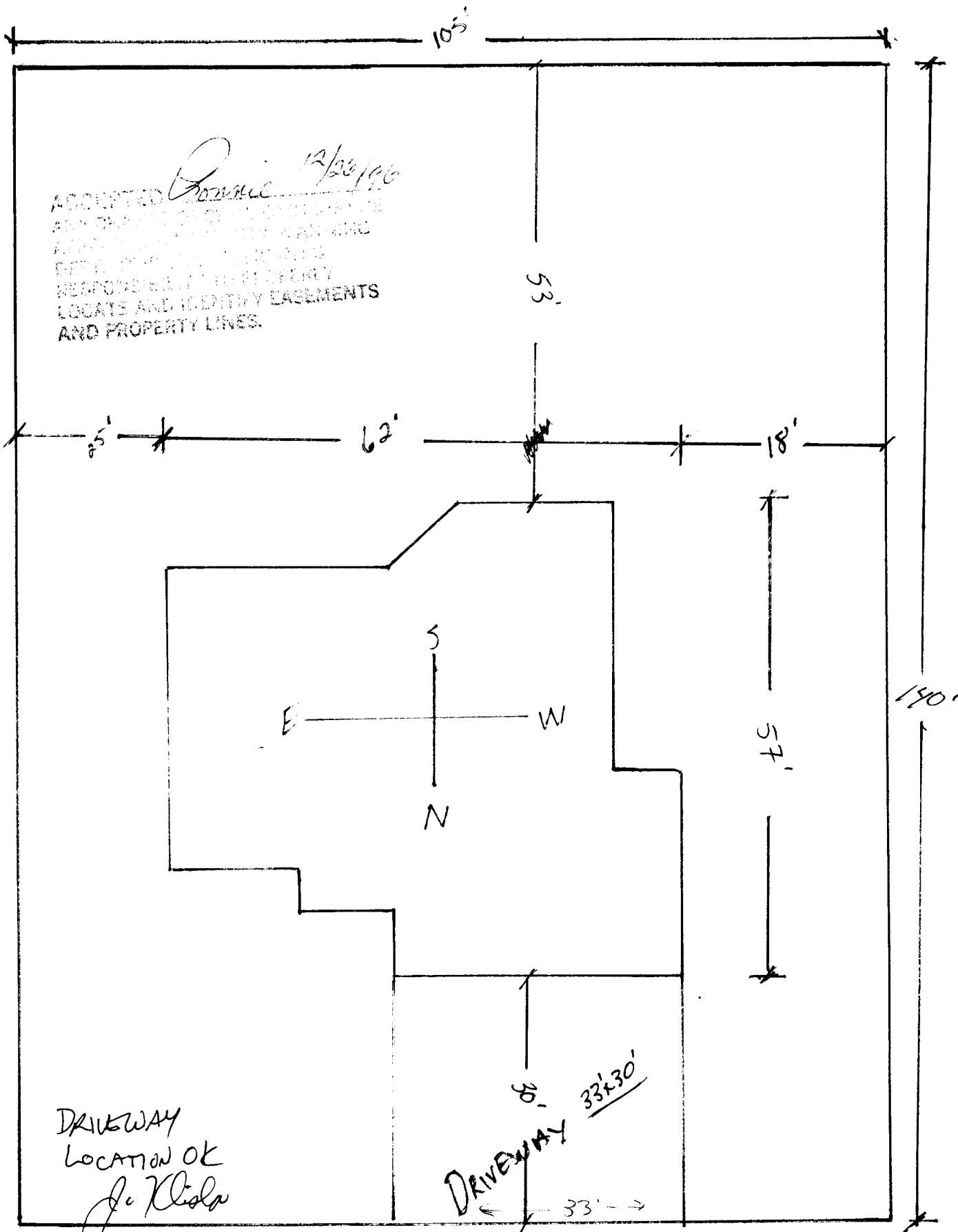
Department Approval Bonnie Edwards Date 12/26/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9775

Utility Accounting [Signature] Date 12/26/96

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 *Donnie* 12/26/96
 ANYTHING NOT SHOWN OR NOT SPECIFIED
 HEREIN IS TO BE CONSIDERED
 DEFERRED TO THE SURVEYOR'S
 RESPONSIBILITY TO VERIFY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVEWAY
 LOCATION OK
Jo Klisha

DRIVEWAY 33'30"
 33'

LOT 5 12-26-96
 BLOCK 01
 PLAT # 02 683 MOONRIDGE CIRCLE
 MOONRIDGE FARMS

STREET