

FEE \$ 10<sup>-</sup>

BLDG PERMIT NO. 57816

TCP - \$500<sup>-</sup>

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

*Handwritten: UCP*

3100-0390-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2543 Moonridge Drive TAX SCHEDULE NO. 2945-032-19-004

SUBDIVISION Moonridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2048

FILING #1 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) n/a

(1) OWNER Terry Traber NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 915 Bookcliff Avenue NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-2756 USE OF EXISTING BLDGS n/a

(2) APPLICANT Hilgenfeld Construction DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS P. O. Box 1131 GJ \_\_\_\_\_

(2) TELEPHONE 243-4048 (Willy) New residence. S/F

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) or \_\_\_\_\_  
from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL

Maximum Height \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions \_\_\_\_\_

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 10-4-96

Department Approval [Signature] Date 10-8-96

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9565 S/F

Utility Accounting [Signature] Date 10-8-96

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

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

2543  
MOONRIDGE DRIVE

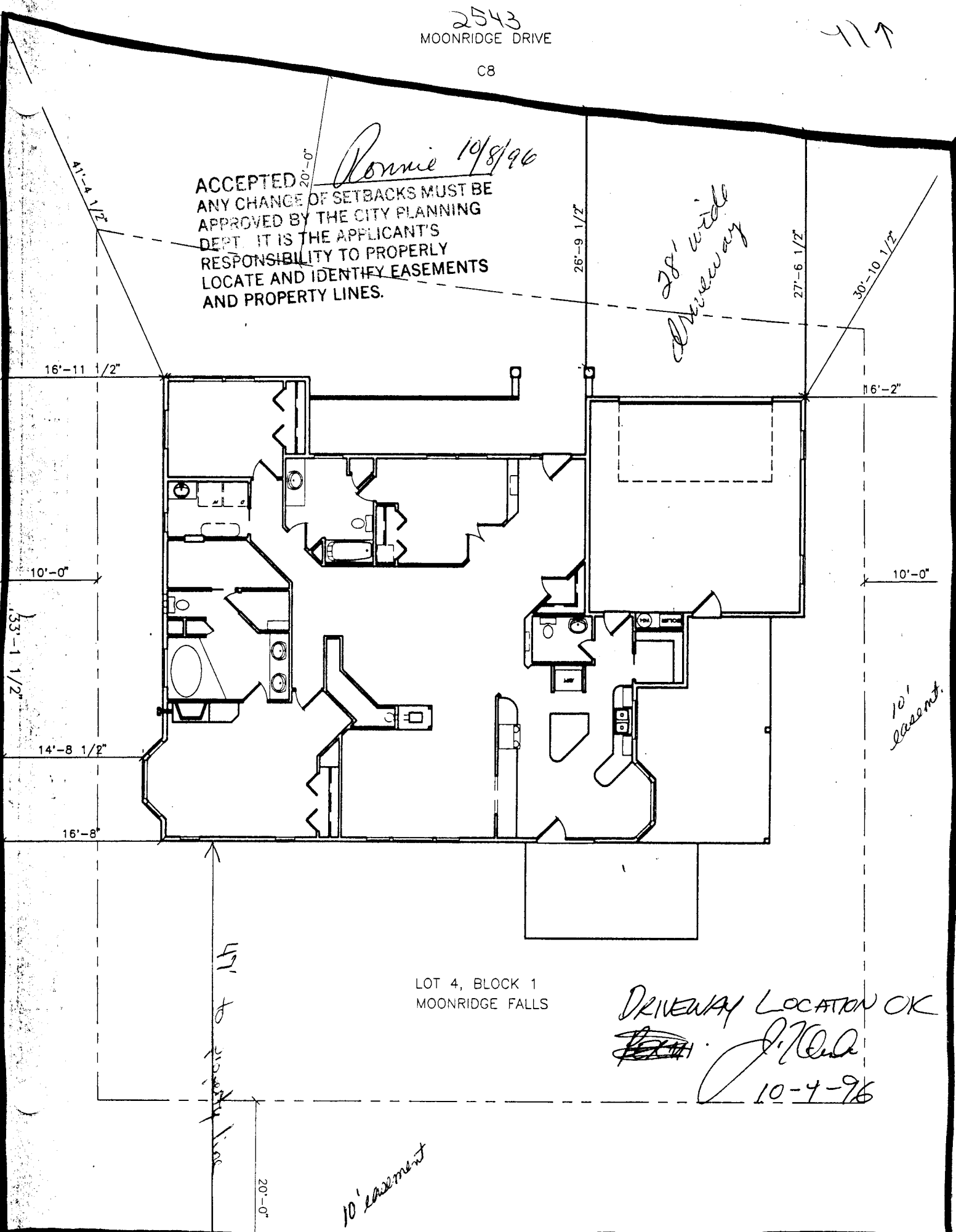
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C8

ACCEPTED  
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.

*Ronnie 10/8/96*

*28' wide  
Driveway*



LOT 4, BLOCK 1  
MOONRIDGE FALLS

*DRIVEWAY LOCATION OK*  
*[Signature]*  
*10-4-96*

*15' of property line*

*10' easement*

*10' easement*