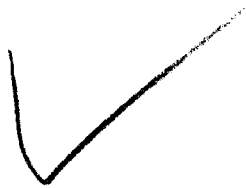


FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 61085

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 674 Moon Ridge Cir TAX SCHEDULE NO. 2945-032-32-002
SUBDIVISION Moon Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2088
FILING 1+2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER HARR, CLARENCE, THALMA NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2786 COATLAND AVE
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SKELTON CONST. INC USE OF EXISTING BLDGS REMOVED
(2) ADDRESS 706 IVY PL DESCRIPTION OF WORK AND INTENDED USE: NEW
(2) TELEPHONE 245-9008 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 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
Side 10' from PL Rear 20' from PL Special Conditions _____
Maximum Height _____
CENS.T. 10 T.ZONE 19 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).

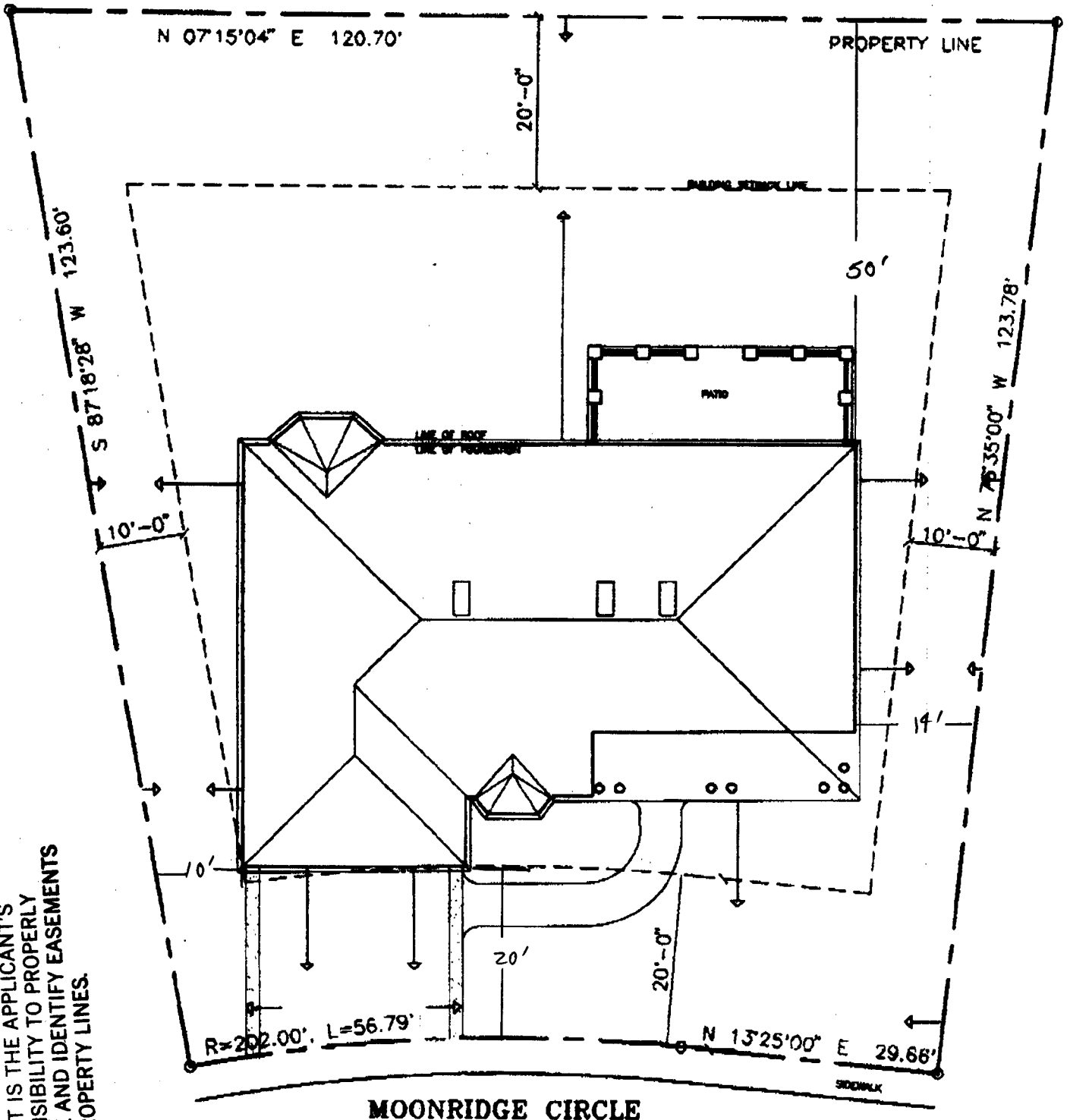
Applicant Signature [Signature] Date 7-10-97
Department Approval [Signature] Date 7-10-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 81212

Utility Accounting [Signature] Date 7-10-97

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)



MOONRIDGE CIRCLE

① **SITE/ROOF PLAN** 

1/8" = 1'-0"

HARR RESIDENCE
GRAND JUNCTION, COLORADO

Proj. # 96080
Date 6-4-97
Revision

 **Brenner Harr P.C. ARCHITECTURE**
(970) 945-1001 FAX 945-8681
826 1/2 Grand Ave., #29
Glenwood Springs, Colorado 81601

SHEET A1
of

*DRIVEWAY LOCATION OK.
W/ address 7/9/97*

ACCEPTED 5/27/97
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.