

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 59124

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 678 Moonridge Cir. TAX SCHEDULE NO. 2945-032-32-004
SUBDIVISION Moonridge Falls, Filing #2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1925
FILING 2 BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A.
(1) OWNER Edward E. McNellis NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 445 Chipeta, #14 NO. OF BLDGS ON PARCEL
C.J. 81501 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 241-9765
(2) APPLICANT _____ USE OF EXISTING BLDGS N/A.
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Single
(2) TELEPHONE _____ 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 2
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions _____
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).

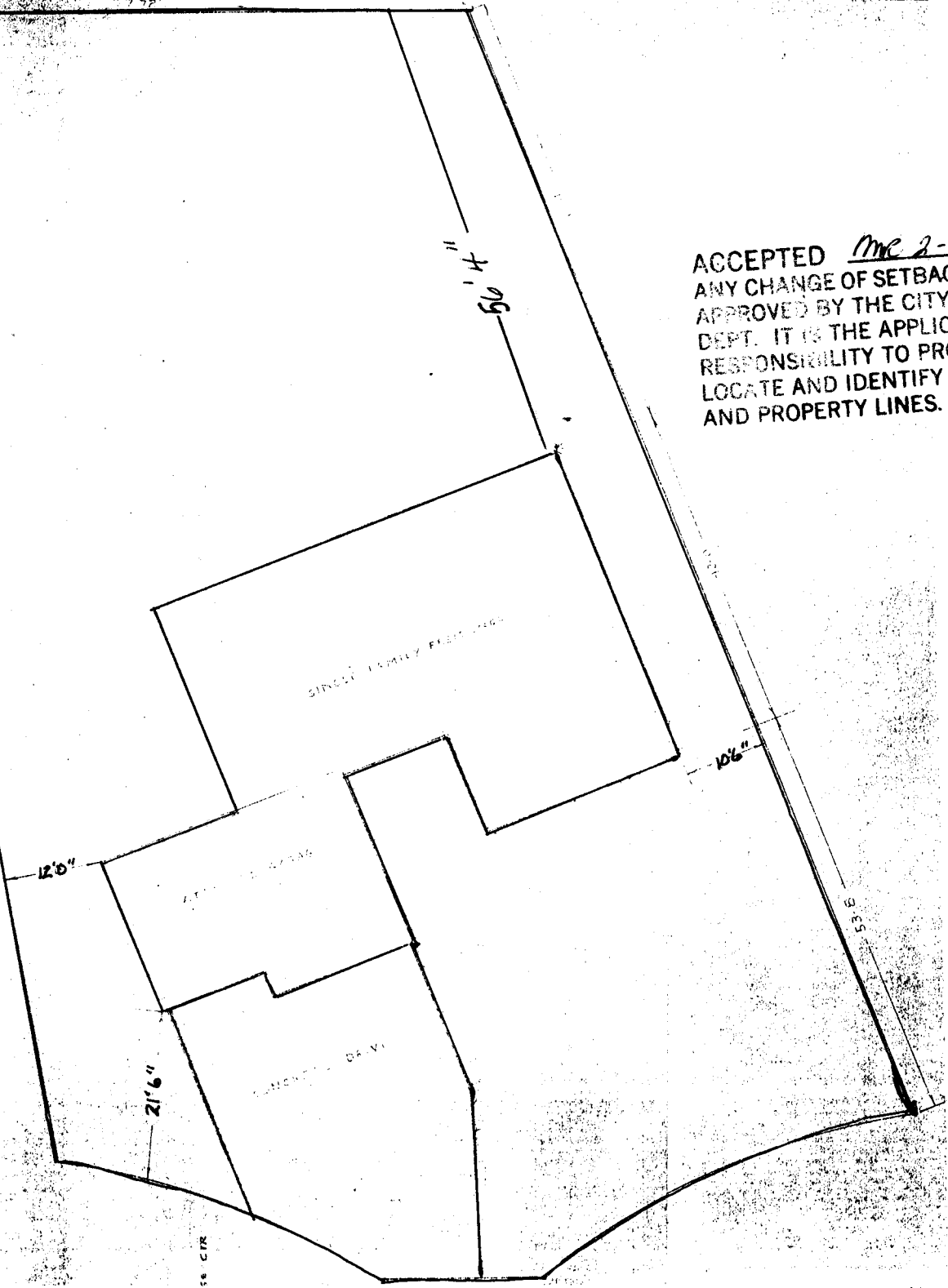
Applicant Signature Edward E. McNellis Date 2-11-97
Department Approval Marcia Babideaux Date 2-13-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9890
Utility Accounting Jaeger Date 2/13/97

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)

ACCEPTED me 2-13-97
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.



678 Moonridge Circle

DRIVEWAY
LOCATION OIC
J. White
2-11-97