

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 59264

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 684 Moon Ridge Cr. TAX SCHEDULE NO. 2945-032-32-007
SUBDIVISION Moon Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2300 SF
FILING 2 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER FRANK KLAZAL NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3612 Bell Ridge Ct NO. OF BLDGS ON PARCEL
(1) TELEPHONE 244-8338 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT LGD Construction USE OF EXISTING BLDGS NEW HOME
(2) ADDRESS 2315 HALL AVE DESCRIPTION OF WORK AND INTENDED USE: ↓
(2) TELEPHONE 243-6471

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 PR2.3 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).

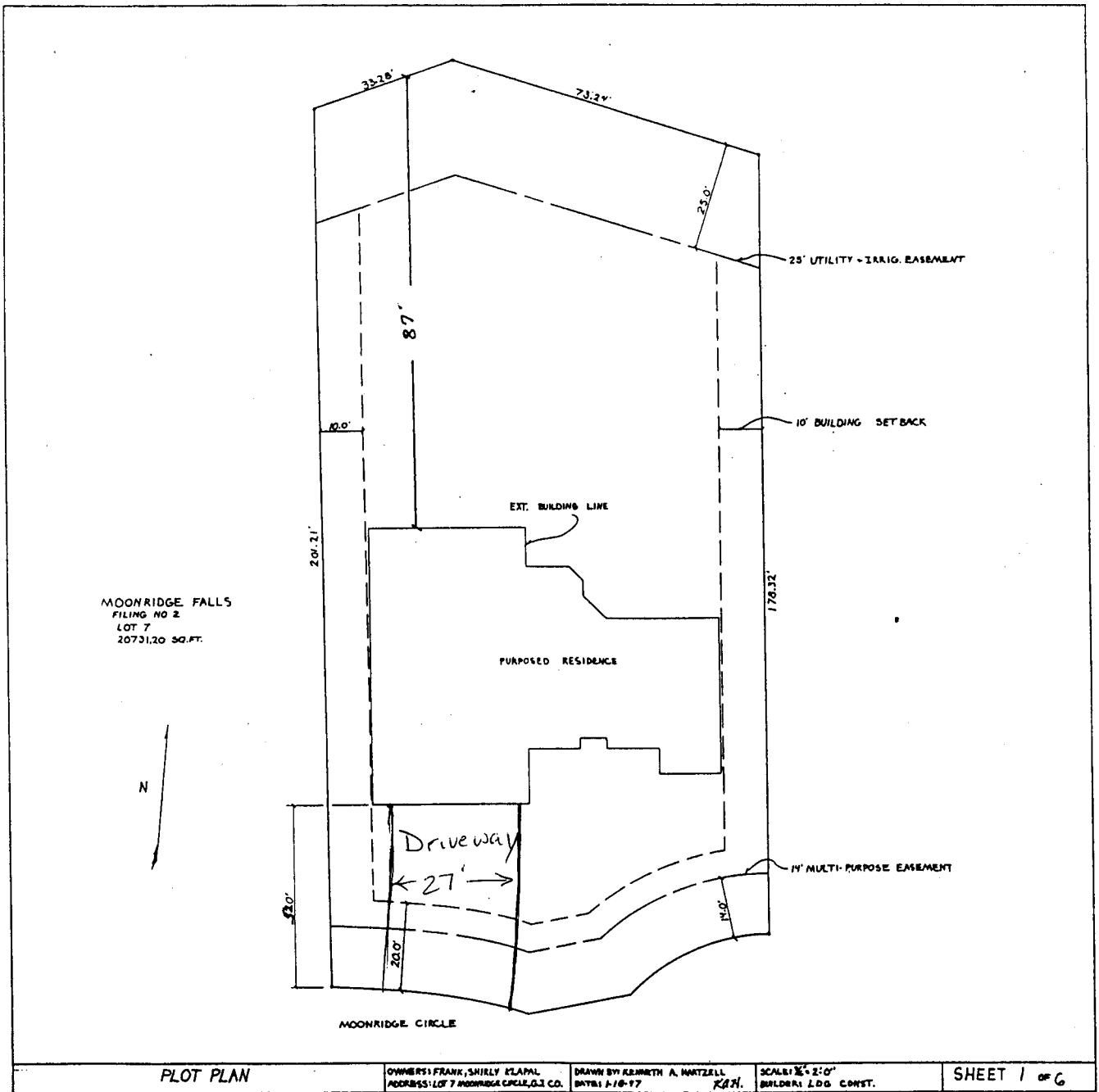
Applicant Signature [Signature] Date 2-24-97
Department Approval [Signature] Date 2-25-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9915

Utility Accounting [Signature] Date 2/25/97

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)



PLOT PLAN

OWNERS: FRANK, SHIRLEY ELAPAL
ADDRESS: LOT 7 MOONRIDGE CIRCLE, G.I. CO.

DRAWN BY: KENNETH A. HARTZELL
DATE: 1-18-97

SCALE: 1/4" = 2'-0"
BUILDERS: L.D.D. CONST.

SHEET 1 OF 6

ACCEPTED SUC 2/25/97
 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.