

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>500⁰⁰</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>59733</u>
FILE # _____

Single Family **PLANNING CLEARANCE**
(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 681 MOONRIDGE CT. TAX SCHEDULE NO. 2945-032-19-008
SUBDIVISION MOONRIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900[±]
FILING 1 BLK 1 LOT 37 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER LINDORFF NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 CONSTRUCTION
(1) ADDRESS 681 MOONRIDGE CT NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION
(2) APPLICANT KODIAK CUSTOM HOMES USE OF ALL EXISTING BLDGS N/A
(2) ADDRESS 2449 H ROAD DESCRIPTION OF WORK & INTENDED USE:
(2) TELEPHONE 242-0407 NEW HOME

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 2.3 Landscaping / Screening Required: YES _____ NO _____
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 _____
Maximum coverage of lot by structures _____
Parking Req'mt _____
Special Conditions: _____
Census Tract 10 Traffic Zone 19 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

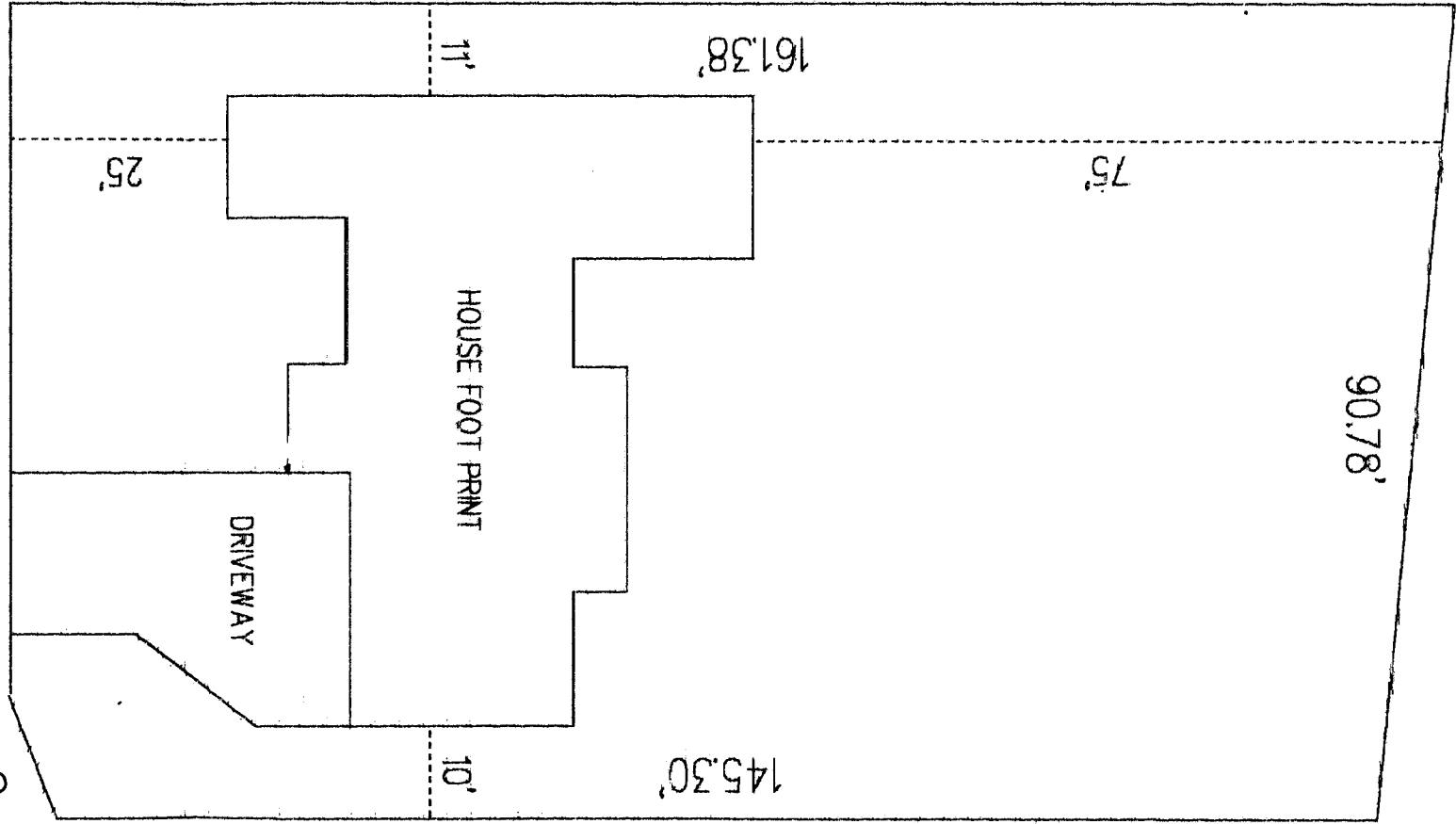
Applicant's Signature [Signature] Date 3-28-97
Department Approval [Signature] Date 4-9-97
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 79967
Utility Accounting [Signature] Date 4/9/97

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 SIC 4/1 '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.

MOONRIDGE CT.

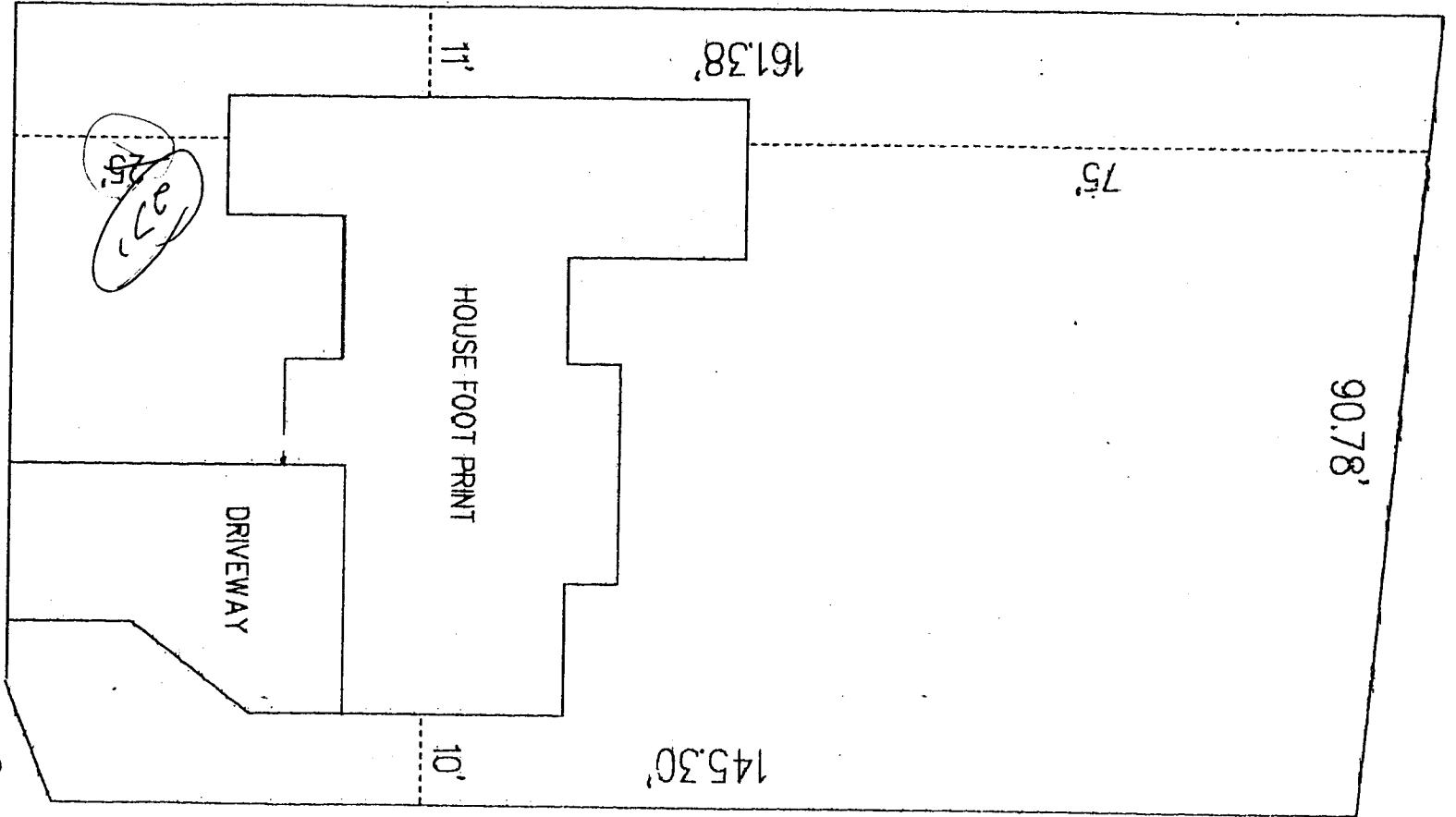


Driveway
Location
P. J. [Signature]
3-31-97

ACCEPTED SUC 4/9/97
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.

Amended
ACCEPTED SUC 4-22-97
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.

MOONRIDGE CT.



Delaney
Locantore
P. J. Delaney
3-31-97