

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 60833

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 682 Moonridge Ct TAX SCHEDULE NO. 2945-032-19012
SUBDIVISION MOONRIDGE CT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2211
FILING 1 BLK 1 LOT 41 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER SAM MUTURSKY NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2229 Redlands Pkwy
(1) TELEPHONE 245-4136 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE HOMES INC USE OF EXISTING BLDGS —
(2) ADDRESS 556 25th Grand lot 40 8505 DESCRIPTION OF WORK AND INTENDED USE: —
(2) TELEPHONE (970) 248-9208 SFR

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
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 6/16

Department Approval [Signature] Date 6/24/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10302

Utility Accounting [Signature] Date 6-24-97

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)

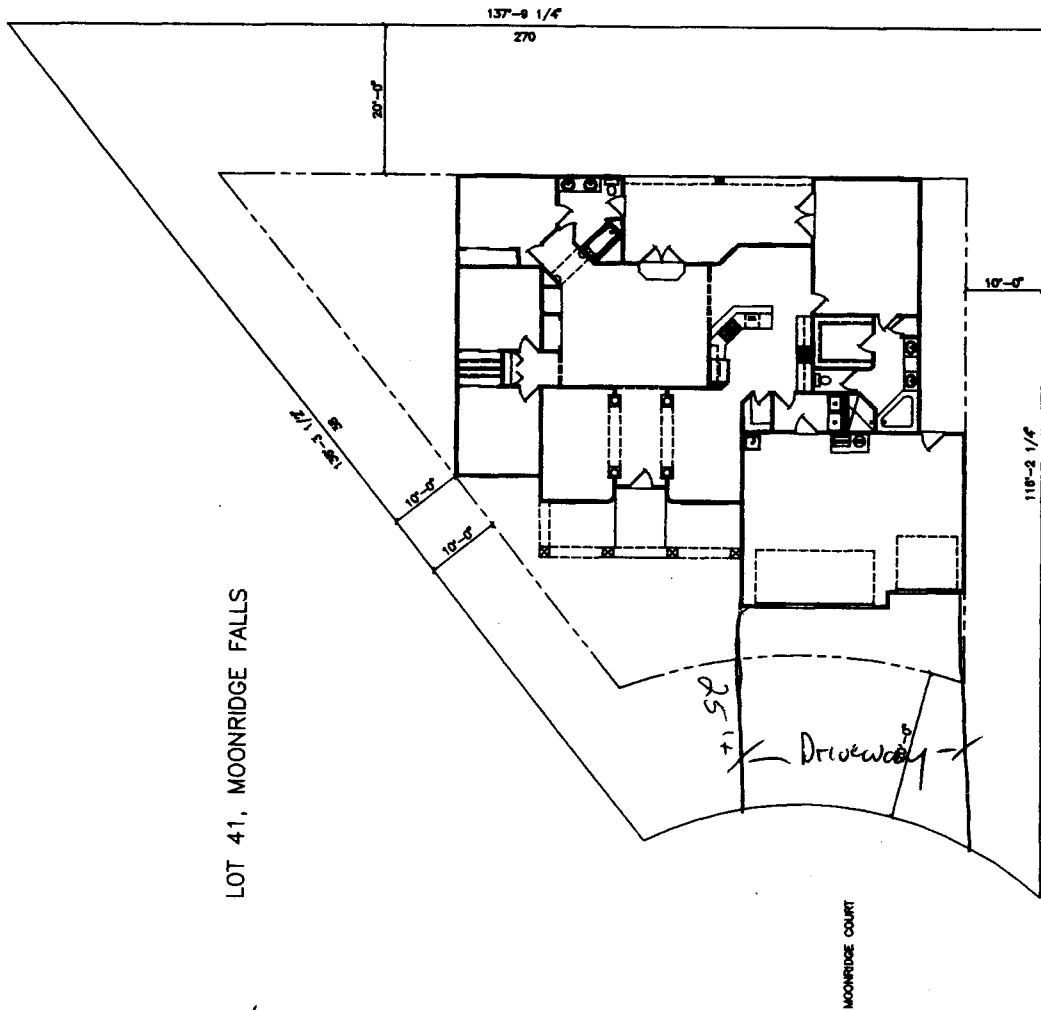
REVISIONS
1
2
3
4
5
6
7
8
9
10

313-1412 (278) 00 HOLLAND AVENUE
 CONSTRUCTION PERMITS
DRAFT

CASTLE HOMES INC
 LOT 41, MOONRIDGE FALLS

DATE OF
 APPROVAL
 PLANNING
 1/5 - 1-2
 10/93

ACCEPTED *SLC 6/24/97*
 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.



LOT 41, MOONRIDGE FALLS

PLOT PLAN

DRIVEWAY LOCATED
 O.K.
 K.L. Ashbeck 6/23/97