

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 58785

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 685 MOON ADGE CT. TAX SCHEDULE NO. 2945-032-28 19-010  
SUBDIVISION MOON RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2900  
FILING 1 BLK 1 LOT 39 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER CHRIS BURNS. NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2707 Midway NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 241-0242 USE OF EXISTING BLDGS 0  
(2) APPLICANT LOD CONSTRUCTION DESCRIPTION OF WORK AND INTENDED USE:  
(2) ADDRESS 2315 HALL AVE NEW S/F  
(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 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).

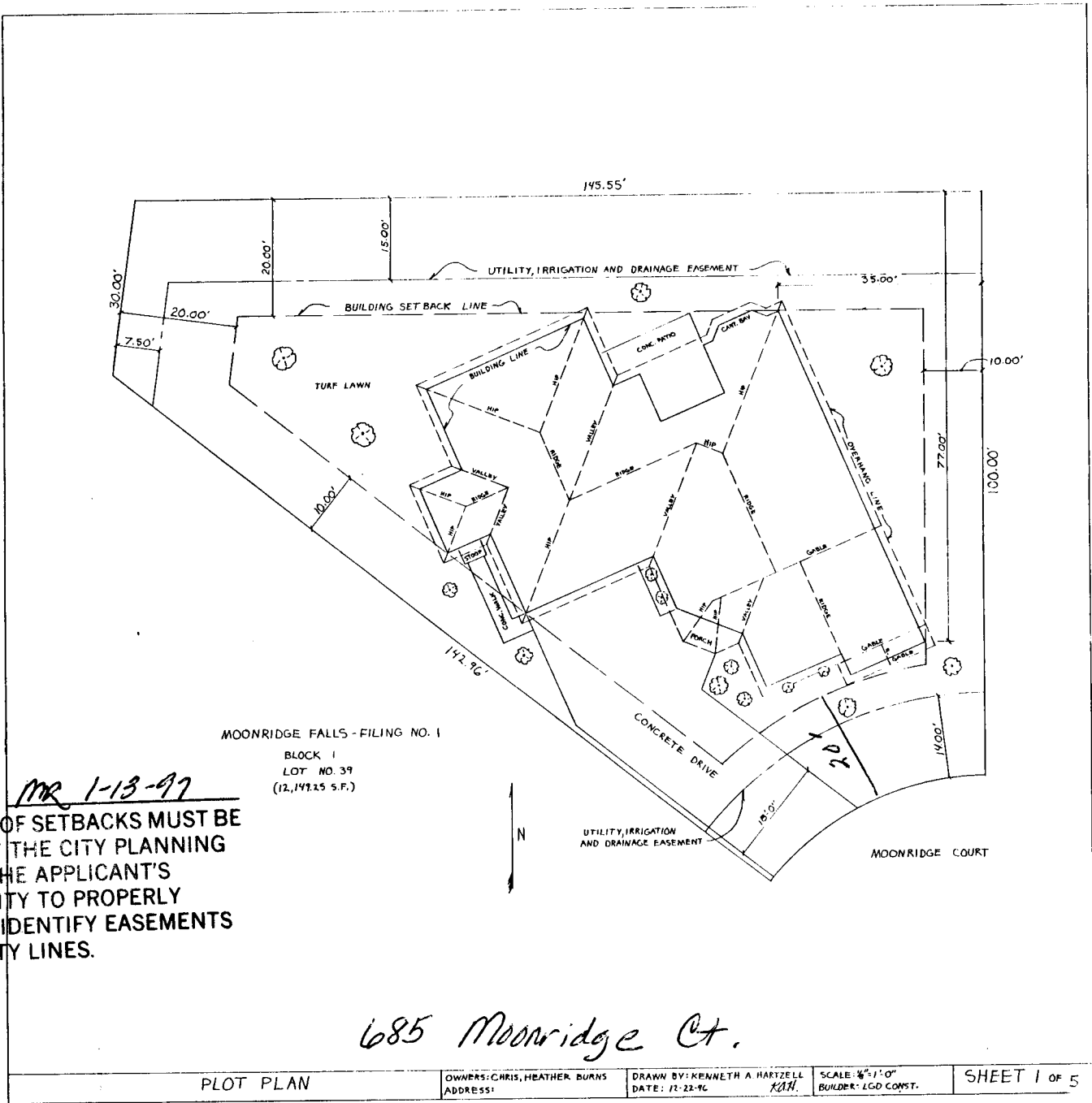
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1-10-97  
Department Approval Marcia Rabideaux Date 1-13-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 9792  
Utility Accounting [Signature] Date 1/13/97

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 MR 1-13-97  
 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.

685 Moonridge Ct.

DRIVENWAY  
 LOCATION OK  
 J. Fisher  
 1-13-97