

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 38390 11522 2546 MOONRIDGE DR No. of Existing Bldgs 1 Proposed Add.

Parcel No. 2945-032-19-007 Sq. Ft. of Existing Bldgs 3000 Proposed 4200

Subdivision MOONRIDGE FALLS SUB Sq. Ft. of Lot / Parcel _____

Filing 1 Block 1 Lot 3C Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DOUG NIEMAN

Address 2546 MOONRIDGE DR

City / State / Zip GRAND JCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): _____

APPLICANT INFORMATION:

Name DISTINCTIVE DESIGN BUILDERS

Address 1253 21 RD

City / State / Zip GRAND JCT CO 81505

Telephone 858-9091

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____

Side 10' from PL Rear 20' from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 _____ Date 12/11/03

Department Approval Bayleen Henderson Date 12-11-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>addition only</u>
Utility Accounting <u>Q Weaver</u>	Date <u>12-11-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2546 MOONRIDGE DRIVE

R=2500'

583'05" W 59.5'

Front

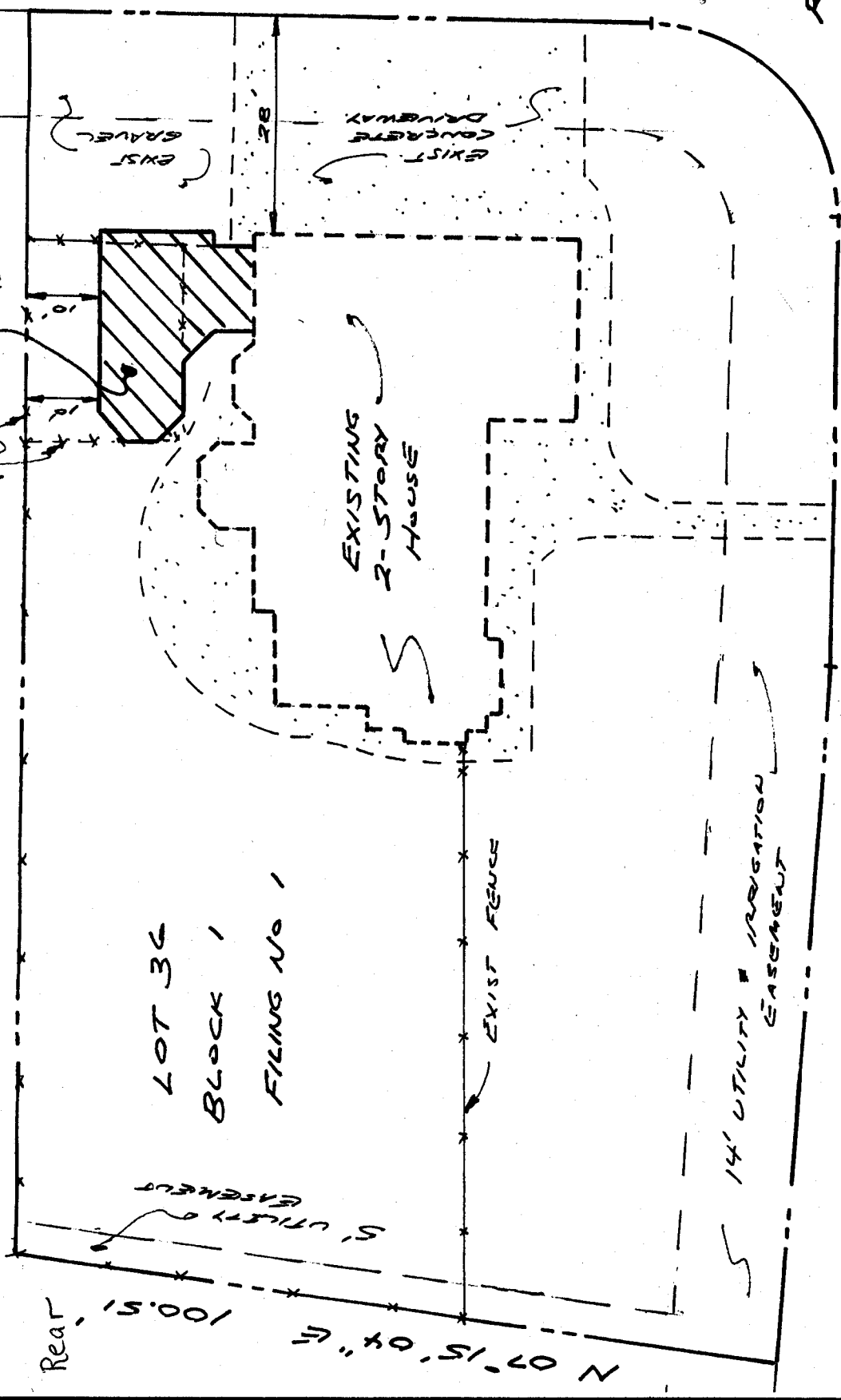
Front

N 06° 16' 55" W 81.00'

83' 9" N, 50' 44" 68 S

Rear

N 07° 15' 04" E 100.51'



PROPOSED ADDITION

Side

EXISTING FENCE

EXISTING 2-STORY HOUSE

EXIST. CONCRETE DRIVEWAY

EXIST. GRAVEL

LOT 36

BLOCK 1

FILING No. 1

14' UTILITY EASEMENT

12-11-03 *Bayle Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.