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#1152401 PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO.

Rec'd
36063

PCR-2011-572

Building Address 683 moonridge Court
 Parcel No. 2945-032-19-009
 Subdivision MOONRIDGE FALLS
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Troy L. EARLY
 Address 683 Moonridge Court
 City / State / Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): SHED 64'

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / _____
 Telephone 970-433-7147

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: STORAGE SHED 8x8

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 PLANNING STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10</u> from PL Rear <u>20</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions _____
(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Troy L. Early Date 12-14-2010
 Planning Approval Lynette Reynolds Date 12-14-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Shed</u>
Utility Accounting <u>Other</u>	Date <u>12-14-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



8 x 8 = 64 ~~sq~~
S 20
N 20