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#284160

PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 694 Moonridge Circle
 Parcel No. 2945-032-56-016
 Subdivision MOONRIDGE FALLS
 Filing 5 Block 2 Lot 9

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 225
 Sq. Ft. of Lot / Parcel 15,028.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4449
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name William Rohr
 Address 694 Moonridge Circle
 City / State / Zip Git Co 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ENCLOSE PORCH

APPLICANT INFORMATION:

Name 3-D Builders
 Address 2527 6 1/2 Rd
 City / State / Zip Git Co 81505
 Telephone 970-250-3772

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: enclose Porch

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>R1D</u>	Maximum coverage of lot by structures _____	
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Side <u>10</u> from PL Rear <u>20</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) _____	Parking Requirement _____	
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

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).

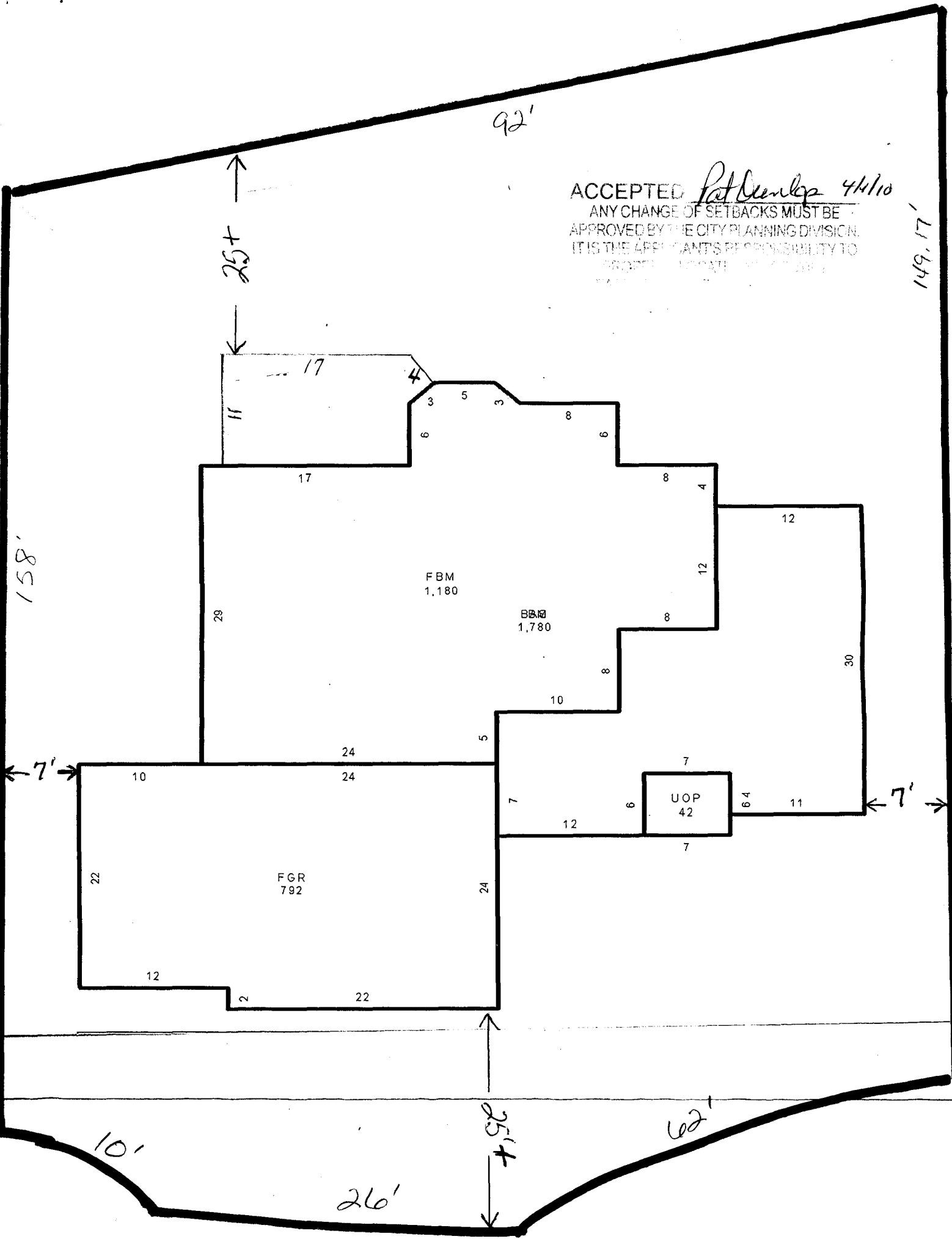
Applicant Signature [Signature] Date 4/1/10
 Planning Approval [Signature] Date 4/1/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>peach</u>
Utility Accounting <u>[Signature]</u>	Date <u>April 1, 2010</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Pat Develop 4/1/10*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO



158'

92'

25'

149.17'

FBM
1,180

BBB
1,780

FGR
792

UOP
42

7'

7'

7.5'

10'

26'

62'

From: Bill Rohr

Moonridge Falls HOA
2536 Rimrock Ave. 400-265
Grand Junction, CO 81505

March 23, 2010

Bill Rohr
696 Moonridge Circle
Grand Junction, CO 81505

Dear Bill

The Moonridge Falls Architectural Control Committee has approved the deck remodel on your home. The plan and materials of the remodel meets all covenants set by the association.

Sincerely,



Ed Schlagel
Committee Member