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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |



BLDG PERMIT NO. 70979

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 676 Moonrise Ct TAX SCHEDULE NO. 2945-031-67-94
SUBDIVISION Moonrise East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2284
FILING BLK _____ LOT 14 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER Grand Ridge Properties NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3032 1-70 Bus Loop NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 434-4616 USE OF EXISTING BLDGS N/A
(2) APPLICANT Great Services DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 3032 1-70 Bus Loop Single family residence
(2) TELEPHONE 434-4616

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 RSF-4 Maximum coverage of lot by structures _____
SETBACKS: Front 23' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 7' from PL Rear 30' from PL
Maximum Height _____ CENSUS 10 TRAFFIC 19 ANN# _____

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 Julia A. Smith Date 6/24/99
Department Approval Ronnie Edwards Date 6/25/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12396

Utility Accounting Lucy Shupe Date 6/28/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

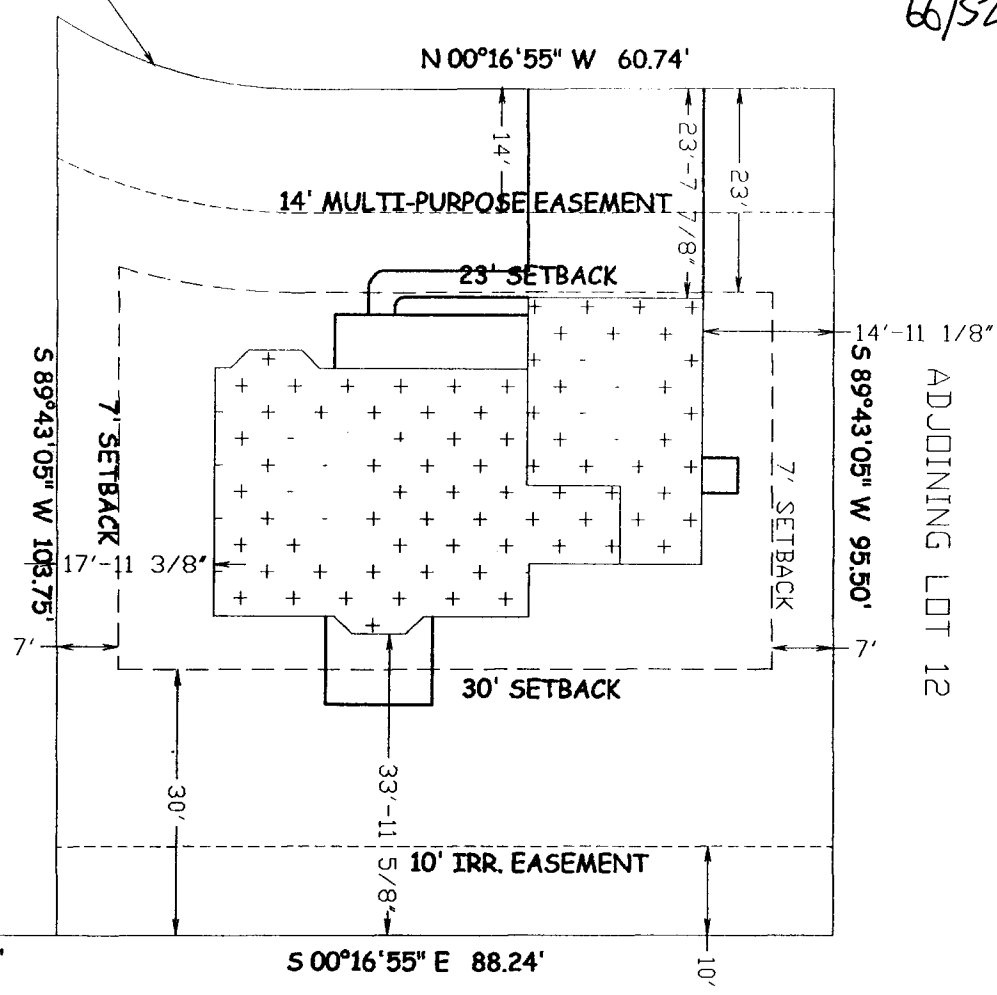
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

W/plan
DRIVE O.K.
6/25/99

N 16°24'23" E 28.72'
50.00' RAD.

676 MOONRISE CT.

N 00°16'55" W 60.74'



ADJOINING LOT 12

PRIVATE LAND

MOONRISE EAST
LOT 14

BLD. HT = 25'-5"

APPROVED
6/25/99
[Signature]

AND PROPERTY LINES.
LOCATE AND IDENTIFY EASEMENTS
AT THE POINTS OF INTEREST
AND PROPERTY LINES.
AND PROPERTY LINES.
AND PROPERTY LINES.
AND PROPERTY LINES.



#5 REBAR, L.S. 27266

TRACT A

22.56'