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



BLDG PERMIT NO. 70981

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 677 Moonrise Court TAX SCHEDULE NO. 8945-031-67-001
SUBDIVISION Moonrise East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1288
FILING BLK _____ LOT 1 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 R5F-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 ANNEX# _____

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 [Signature] Date 6/24/99
Department Approval [Signature] Date 6/25/99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 12398

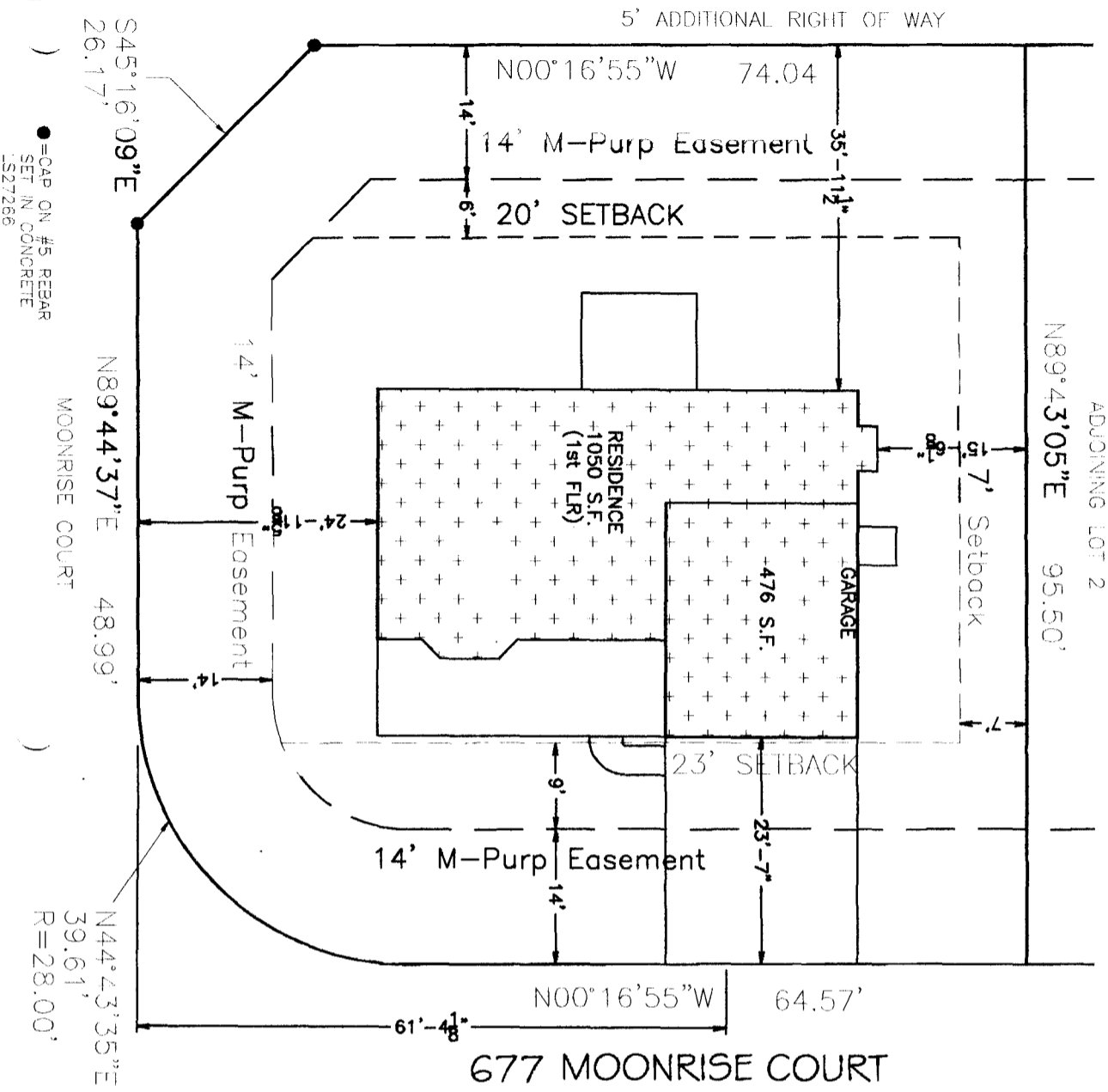
Utility Accounting [Signature] Date 4/28/99

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)

25 1/2 ROAD

5' ADDITIONAL RIGHT OF WAY



●=CAP ON #5 REBAR
 SET IN CONCRETE
 :S27286

ADJOINING LOT 2

N89°43'05"E 95.50'

MOONRISE EAST
LOT 1

BLDG HT=24.5'

677 MOONRISE COURT

6/25/99
DRIVE O.K.

Ronnie Edwards 6/25/99



ACCEPTED
 ANY CHANGES TO THIS PLAN SHALL BE
 MADE BY THE PLANNING
 DEPARTMENT OF THE CITY OF
 RENO, NEVADA. THE CITY OF
 RENO DOES NOT GUARANTEE THE
 ACCURACY OF THE INFORMATION
 LOCATED AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.