FEE\$	10.00	
JCP\$	0	
SIF \$	297.00	



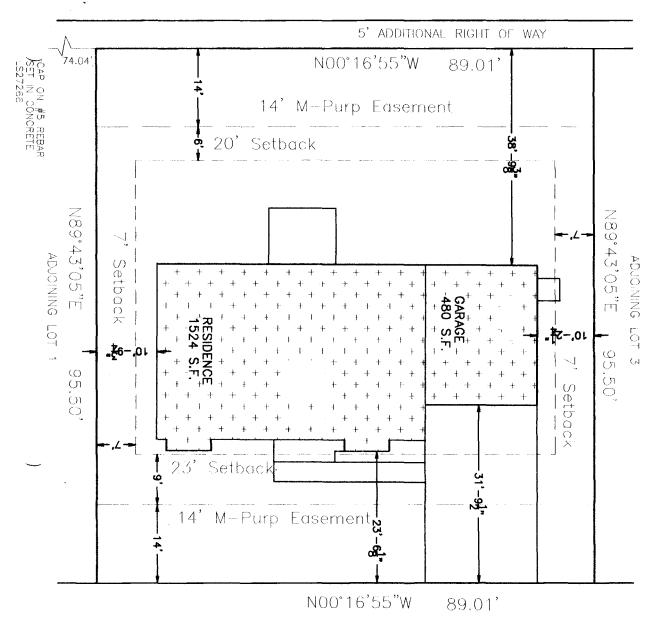
BLDG PERMIT NO. 70984

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 679 MOON ISC COUNT	TAX SCHEDULE NO. 2945-031-67-002		
subdivision <u>Maayrise East</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1524		
FILING BLK LOT LOT	SQ. FT. OF EXISTING BLDG(S)		
"OWNERGrand Ridge Properties	NO. OF DWELLING UNITS BEFORE: THIS CONSTRUCTION		
(1) ADDRESS 3032 1-70 Buslage	NO OF BLOGS ON BARCEL		
(1) TELEPHONE 434-461 6	BEFORE: THIS CONSTRUCTION		
(2) APPLICANTGreat Services	USE OF EXISTING BLDGS N/A		
(2) ADDRESS 3032 1-70 Bus Loop	DESCRIPTION OF WORK AND INTENDED USE:		
(2) TELEPHONE 434-4616	Single family residence		
REQUIRED: One plot plan, on 8 ½" 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 231 from property line (PL)	Parking Req'mt		
or from center of ROW, whichever is greater	Special Conditions		
Side 7 from PL Rear 30 from F Maximum Height	. •		
	CENSUS 10 TRAFFIC 19 ANNX#		
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 Que A May LC	nGN11 Date 6/24/99		
Department Approval Romie Edwa	nds Date 6/25/99		
Additional water and/or sewer tap fee(s) are required: YES / NO W/O No. 1240/			
Utility Accounting	Lah 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)			



679 MOONRISE COURT