

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



BLDG PERMIT NO. 70975

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 686 Mountain Ct TAX SCHEDULE NO. 1945-031-67-011
SUBDIVISION Mountain East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2183
FILING BLK _____ LOT 11 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 I-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 I-70 Bus Loop
(2) TELEPHONE 434-4616 Single family Residence

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 Jal Arak-CongNH Date 6/24/99
Department Approval Ronnie Edwards Date 6/25/99

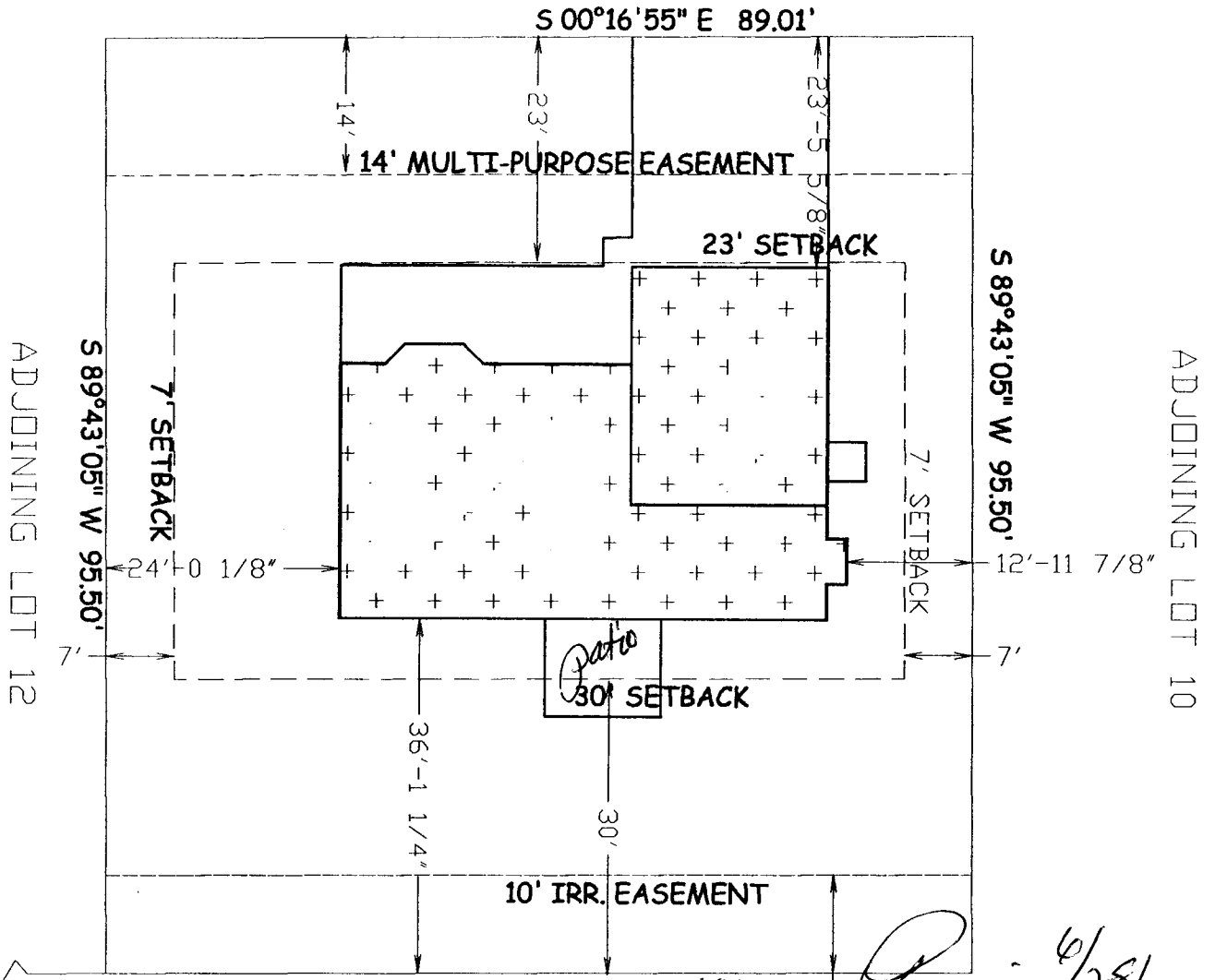
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12392

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)

680 MOONRISE CT.

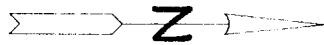


ADJOINING LOT 12

ADJOINING LOT 10

PRIVATE LAND

MOONRISE EAST
LOT 11
BLD. HT = 24'-6"



6/25/99
DRIVE O.K.
Van Wagon

#5 REBAR, L.S. 27266

Ronnie 6/28/99

ACCEPTED
 [Faint stamp text]

199.81'

S 00°16'55" E 89.01'

S 89°43'05" W 95.50'

S 89°43'05" W 95.50'

S 00°16'55" E 89.01'

14' MULTI-PURPOSE EASEMENT

23' SETBACK

7' SETBACK

7' SETBACK

30' SETBACK

10' IRR. EASEMENT

36'-1 1/4"

30'

24'-0 1/8"

12'-11 7/8"

7'