

FEÉ \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 70976

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

EX

BLDG ADDRESS 682 Moonrise Ct. TAX SCHEDULE NO. 2945-031-67-611  
SUBDIVISION Moonrise East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1524  
FILING BLK \_\_\_\_\_ LOT 10 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  
(1) TELEPHONE 434-4616 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Great 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 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 Julie Ann CMGNH Date 6/24/99  
Department Approval Ronnie Edwards Date 6/28/99

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 12393

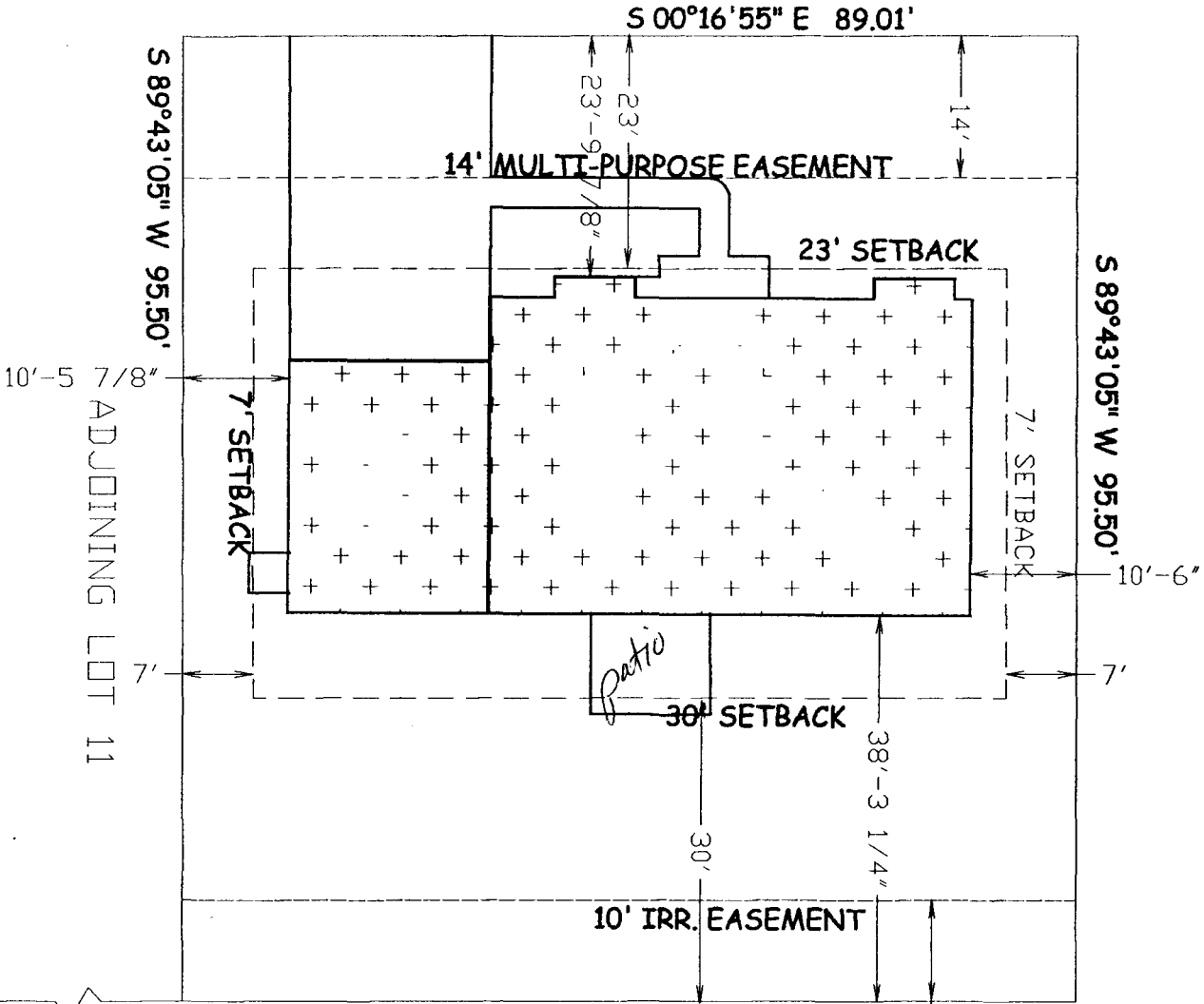
Utility Accounting [Signature] Date 6/28/99

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)

682 MOONRISE CT.

ADJOINING LOT 9



288.82'

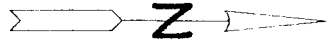
#5 REBAR, L.S. 27265

ACCEPTED *Ronnie* 6/25/99

ALL OTHER SURVEY INFORMATION BE  
 THE PROPERTY OF THE SURVEYOR  
 AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN  
 CONSENT OF THE SURVEYOR

PRIVATE LAND

6/25/99  
 DRIVE O.K.  
*Jim*



MOONRISE EAST  
 LOT 10  
 BLD. HT = 17'-10"