

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



BLDG PERMIT NO. 70982

EX

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

BLDG ADDRESS 683 Moonrise Court TAX SCHEDULE NO. 2945-031-67-004  
 SUBDIVISION MOONRISE East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2284  
 FILING BLK \_\_\_\_\_ LOT 4 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 [Signature] Date 6/24/99  
 Department Approval [Signature] Date 6/25/99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12399

Utility Accounting [Signature] Date 4/28/99

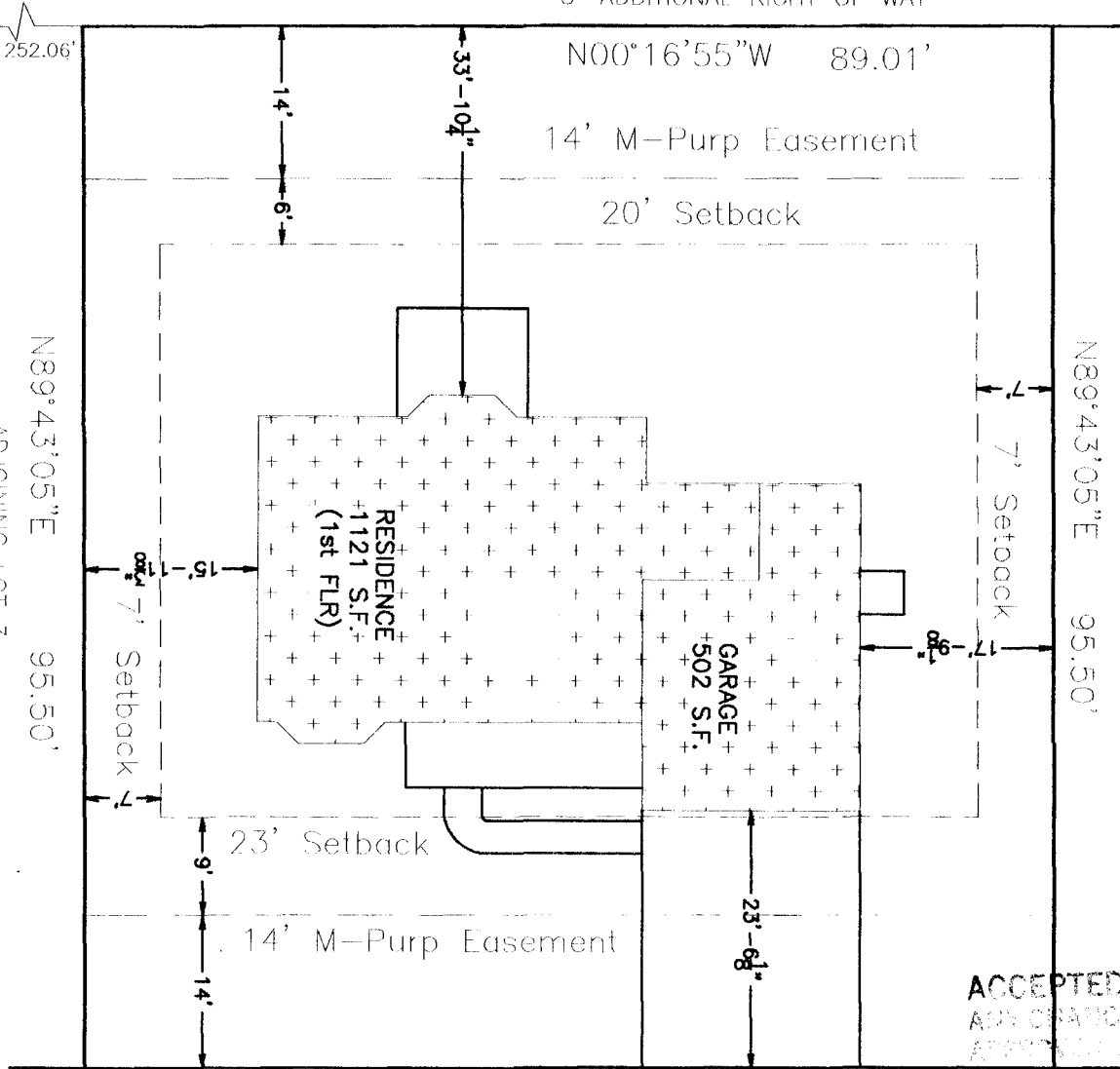
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

25 1/2 ROAD

5' ADDITIONAL RIGHT OF WAY

FOOT ON #5 REBAR  
SET IN CONCRETE  
LS27266

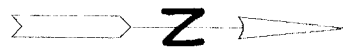


ADJOINING LOT 5

ACCEPTED *Ronnie 6/25/99*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE OWNER'S PERFORMANCE SHOULD PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

683 MOONRISE COURT

*6/25/99  
 DRIVE O.K.  
 km/m*



MOONRISE EAST  
 LOT 4  
 BLDG HT = 25.42'