

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



BLDG PERMIT NO. 70978

EX

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

BLDG ADDRESS 686 Moonrise Court TAX SCHEDULE NO. 2945-031-67-008  
 SUBDIVISION Moonrise East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1479  
 FILING BLK \_\_\_\_\_ LOT 8 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  
 (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 434-4666 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).

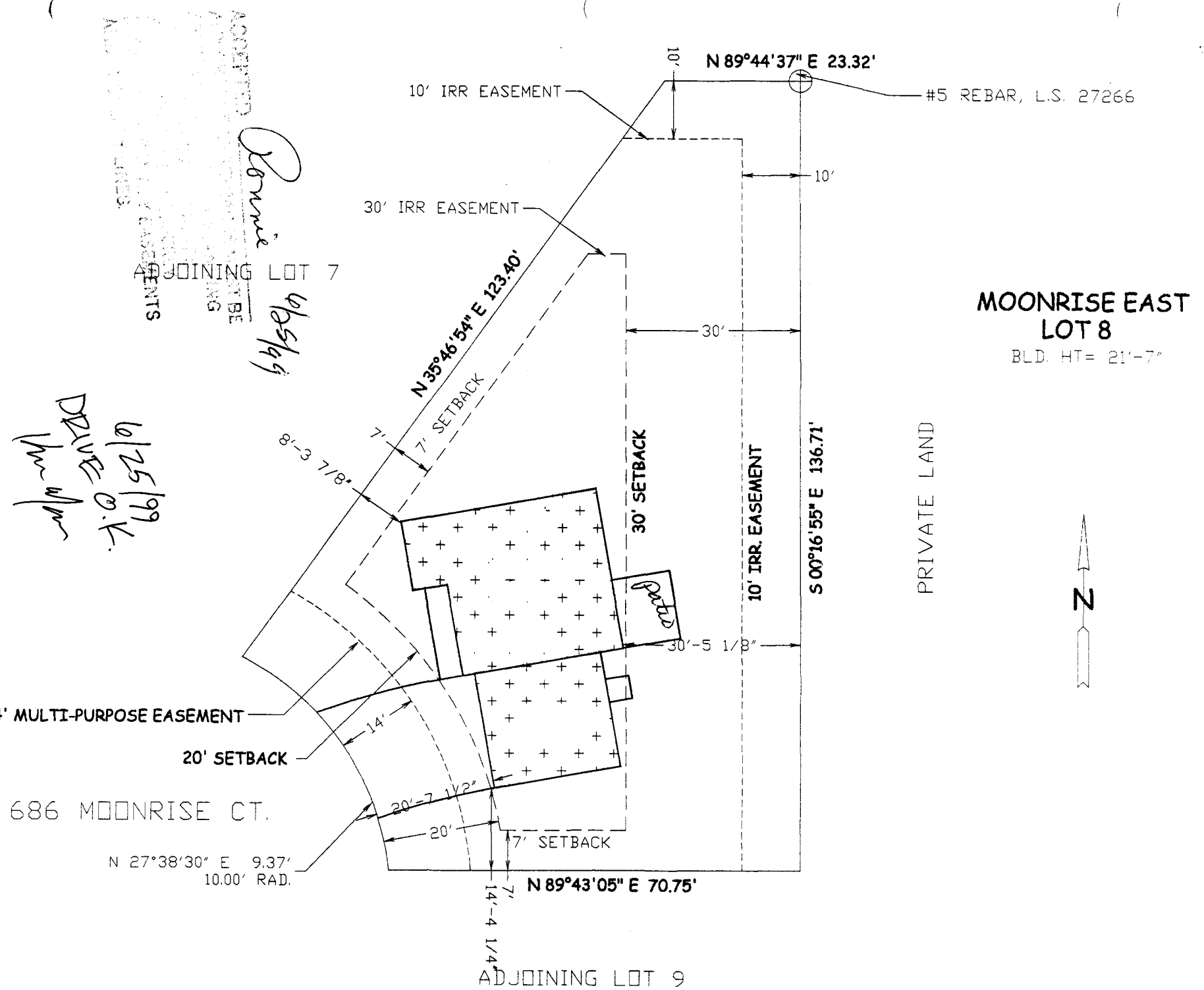
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Joe A. Van Cerny Date 6/24/99  
 Department Approval Bonnie Edwards Date 6/25/99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12395  
 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)



**MOONRISE EAST  
LOT 8**  
BLD. HT= 21'-7"



*DRIVE  
6/25/99  
O.K.  
w/ wpr*

*Permise  
6/25/99*

ADJOINING LOT 7  
ADJOINING LOT 9

14' MULTI-PURPOSE EASEMENT

20' SETBACK

686 MOONRISE CT.

N 27°38'30" E 9.37'  
10.00' RAD.

ADJOINING LOT 9

PRIVATE LAND

#5 REBAR, L.S. 27266