

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



BLDG PERMIT NO. 70977

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

EK

BLDG ADDRESS 688 Moonrise Ct TAX SCHEDULE NO. 2945 C31-67-007
 SUBDIVISION Moonrise East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2281
 FILING BLK _____ LOT 7 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 Busloop 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 Busloop 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 Ronnie Edwards Date 6/25/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12394
 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)

ADJOINING LOT 6

N00°16'55"W 64.74'

7' Setback

8'-9 1/2"

32'-8 1/2"

RESIDENCE
1211 S.F.
(1st FLR)

Patio

30' Setback

GARAGE
502 S.F.

21'-5 1/2"

8'-8 1/2"

7' Setback

14' M-Purp Easement

N35°46'54"E

N89°44'37"E

128.58'

ADJOINING GRISIER-RITTER MINOR SUBDV

10' DRAIN/IRRIG IRRIGATION

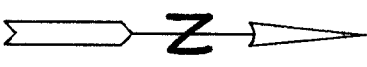
MOONRISE COURT

688

*6/25/99
DRAIN O.K.
Wm d/p*

MOONRISE EAST
LOT 7

BLDG HT=25.42'



ACCEPTED
123.40
ADJOINING PROPERTY EASEMENTS
AND PROPERTY LINES.
8

Ronne

6/25/99

CAP ON #5 REBAR
SET IN CONCRETE
LS27266