

FEE \$	10.00
TCP \$	
SIF \$	292.00

*Already Paid*

*New Home*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 73717



Your Bridge to a Better Community

BLDG ADDRESS 652 Moorise SQ. FT. OF PROPOSED BLDGS/ADDITION 1938

TAX SCHEDULE NO. 2715-031-157-010 SQ. FT. OF EXISTING BLDGS 2

SUBDIVISION Moorise East TOTAL SQ. FT. OF EXISTING & PROPOSED 1938

FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3032 E-70 Bus Loop USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4666

(2) APPLICANT Great Services DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) ADDRESS 3032 E-70 Bus Loop TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 434-4666

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 17 ANNEX# \_\_\_\_\_

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 3-13-00 *7/29/99*

Department Approval [Signature] Date 3/14/00 *already paid*

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12393</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/14/00</u>		

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

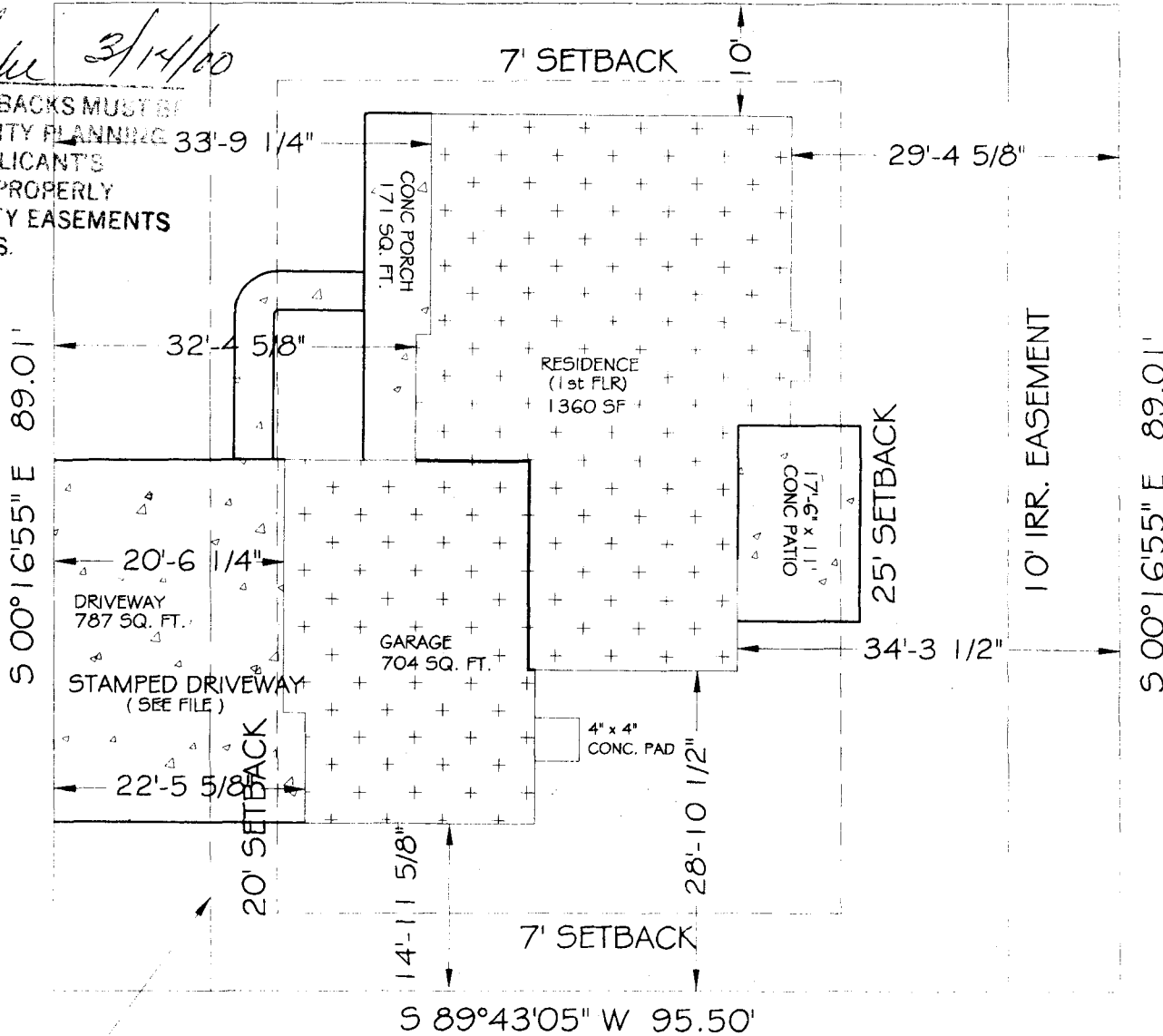
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

682 Moonrise

S 89°43'05" W 95.50'

ACCEPTED *Ashe* 3/14/00  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

MOONRISE CT.



*Drive OK*  
*[Signature]*  
3/13/00



14' MULTI-PURPOSE EASEMENT

WHITESTONE, RT  
LOT 10  
682 MOONRISE CT