

FEE \$ 10.00
TCP \$ —
SIF \$ 292.00

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

NH  
BLDG PERMIT NO. 74462



Your Bridge to a Better Community

HAS ALREADY BEEN PAID (6-25-99)

BLDG ADDRESS 688 Moonrise Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1829

TAX SCHEDULE NO. 2945-031-67-057 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Moonrise East TOTAL SQ. FT. OF EXISTING & PROPOSED 1829

FILING 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:

(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 434-46112

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

(2) ADDRESS 3032 E-70 Bus Loop TYPE OF HOME PROPOSED:

(2) TELEPHONE 434-46112  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) TB

**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 4 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 \_\_\_\_\_

Department Approval [Signature] Date 3/24/00

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. see w/o 12394

Utility Accounting [Signature] Date 3/24/00

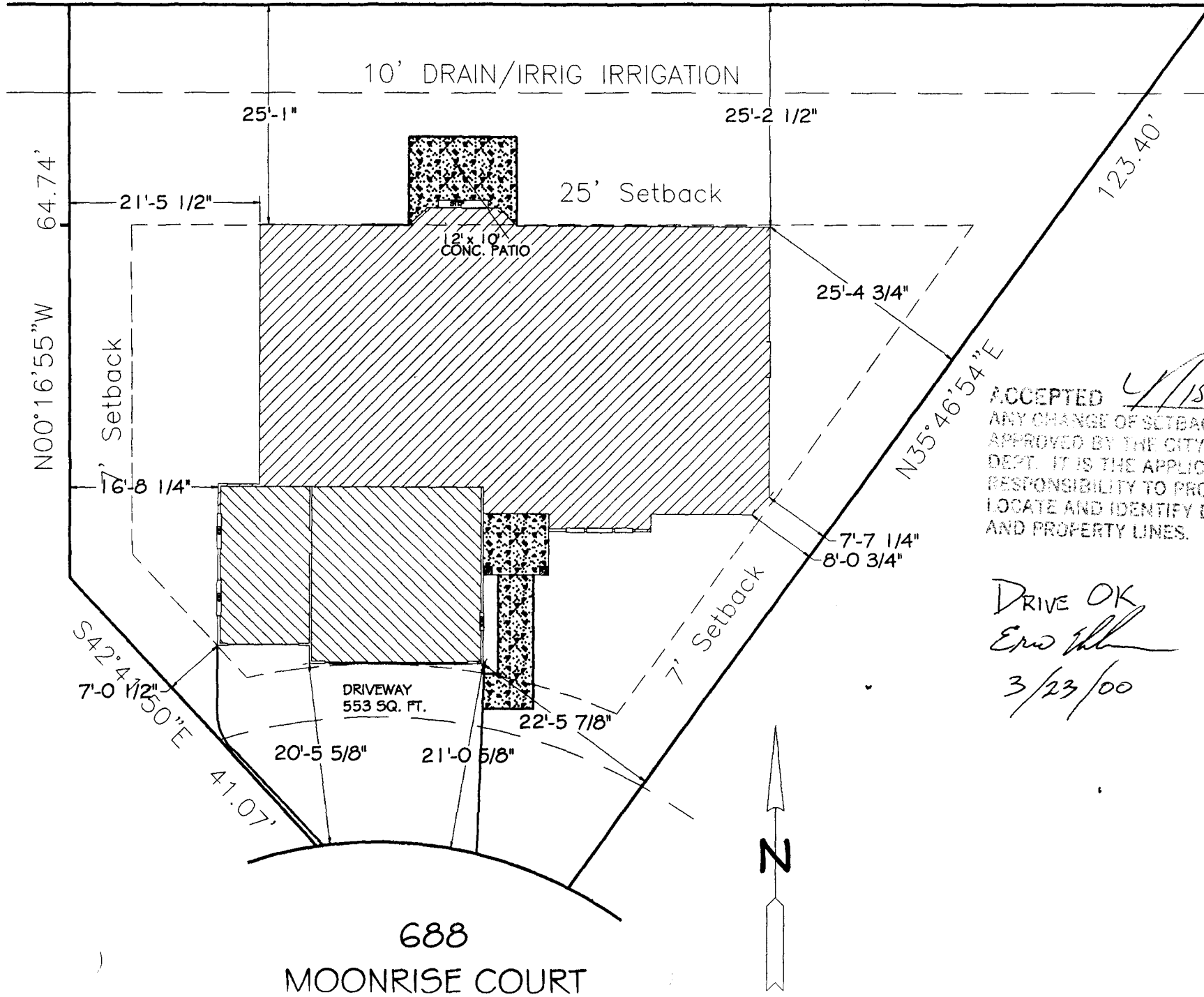
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ADJOINING GRISIER-RITTER MINOR SUBDV

N89°44'37"E

128.58'



ACCEPTED  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*M. S. ...* 3/24/00

DRIVE OK  
*Eric ...*  
3/23/00



688  
MOONRISE COURT