

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰ pd

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

BLDG PERMIT NO. 78831e



Your Bridge to a Better Community

BLDG ADDRESS 677 Moon-Roe Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1519
 TAX SCHEDULE NO. 2945-031-67-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Moonrise TOTAL SQ. FT. OF EXISTING & PROPOSED 1519
 FILING 1 BLK LOT 1 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 I-70 B. Loop USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 I-70 B. Loop Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-4616 Manufactured Home (HUD)
 Other (please specify)

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 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or from center of ROW, whichever is greater Parking Req'mt 2
 Side 7' from PL, Rear 25' from PL Special Conditions
 Maximum Height 35' CENSUS 10 TRAFFIC 20 ANNX#

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 Jane Aron, CMAA Date
 Department Approval Misha Magor Date 3/2/01

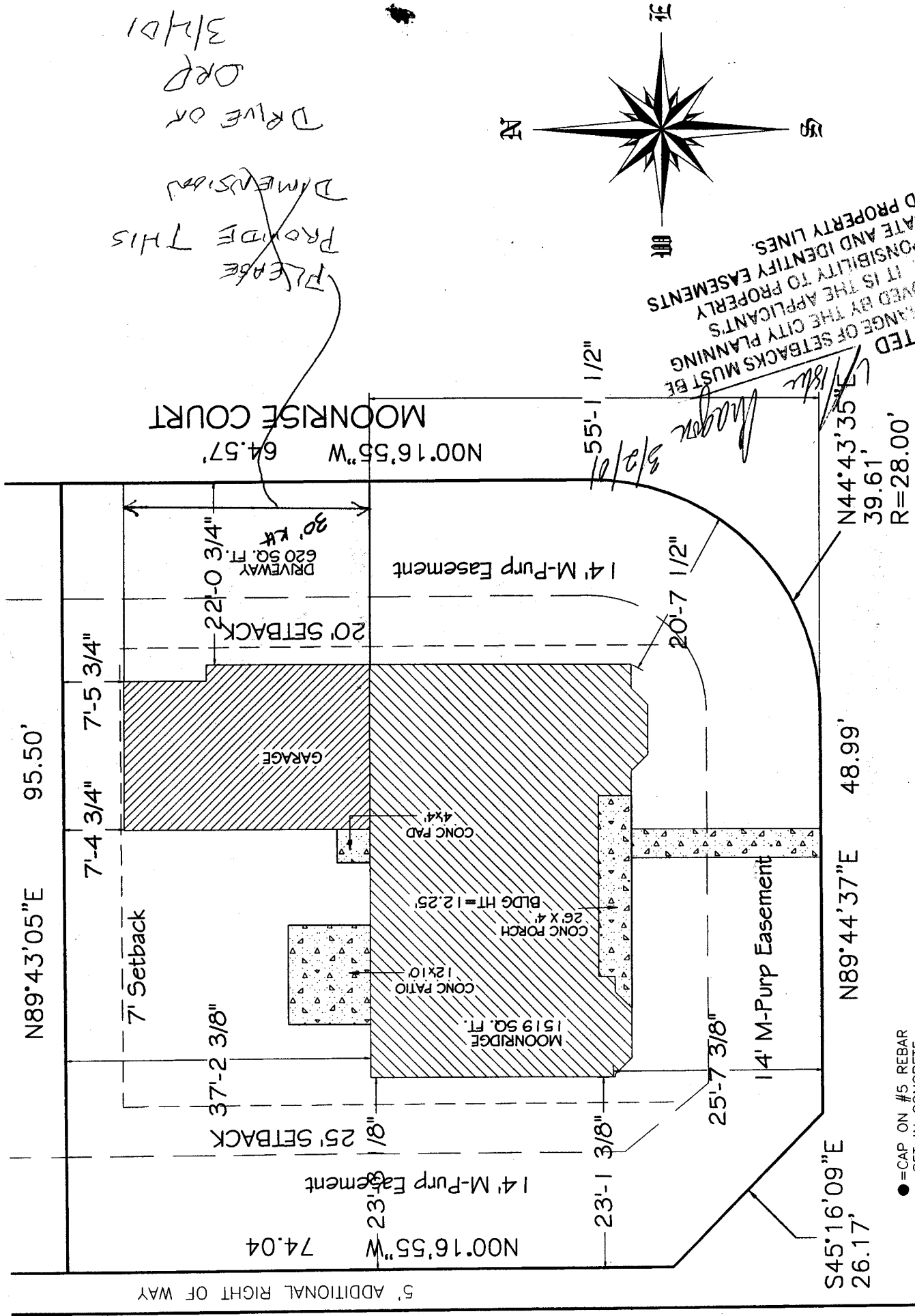
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2398</u>
Utility Accounting	<u> </u>		Date <u>March 2 01</u>

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

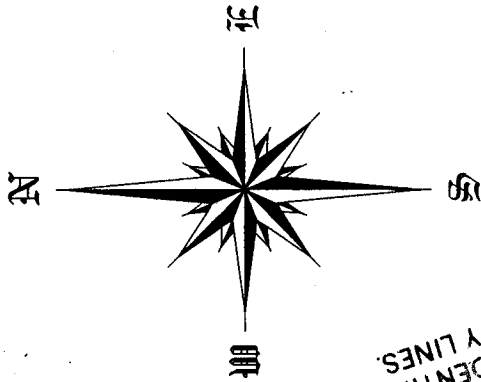
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

25 1/2 ROAD

5' ADDITIONAL RIGHT OF WAY



PLEASE PROVIDE THIS DIMENSIONAL DRIVE OR ORP 3/2/01



ACCEPTED 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

Magor 3/2/01
N44°43'35"E
39.61'
R=28.00'

●=CAP ON #5 REBAR SET IN CONCRETE LS27266

677 MOONRISE COURT LOT 1