

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

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

BLDG PERMIT NO. 82469

*AC*



Your Bridge to a Better Community

BLDG ADDRESS 1076 Moonrise Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1433  
 TAX SCHEDULE NO. 2945-031-67-014 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Moonrise TOTAL SQ. FT. OF EXISTING & PROPOSED 1433  
 FILING 1 BLK 1 LOT 14 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 Bus. 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 Bus. 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  
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 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).

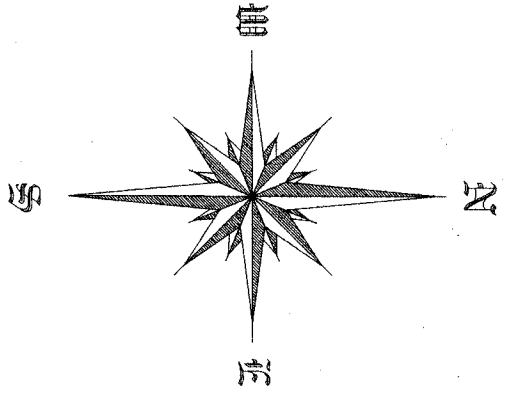
Applicant Signature Jim Lannan Date 11/27/01  
 Department Approval Cheryl Gibson Date 12/6/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12396</u>
Utility Accounting	<u>Kate Celsberry</u>	Date	<u>12/6/01</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)

12/6/01  
*C. Fay Wilson*  
ACCEPTED  
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



N 16°24'20" E 28.72'  
50.00' RAD.

MOONRISE COURT

N 00°16'55" W 60.74'

14' MULTI-PURPOSE EASEMENT

20' SETBACK

S 89°43'05" W 103.75'

TRACT A

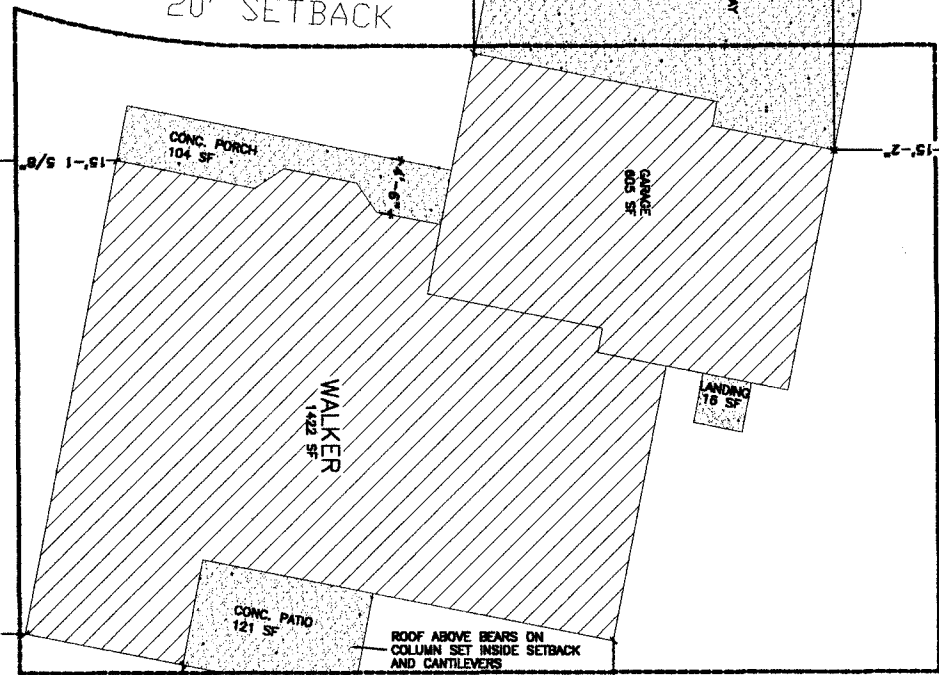
676 MOONRISE CT.

#5 REBAR, L.S. 27266

7' SETBACK

7' SETBACK

S 89°43'05" W 95.50'



25' SETBACK

10' IRR. EASEMENT

22.56'

S 00°16'55" E 88.24'

*DRIVE ON DR-D*  
*12/6/01*

676 MOONRISE CT - PERMIT