

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	295 ⁰⁰ pd 6/99

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78721



Your Bridge to a Better Community

BLDG ADDRESS 679 MODERISE Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1564

TAX SCHEDULE NO. 2945-031-64-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MODERISE TOTAL SQ. FT. OF EXISTING & PROPOSED 1564

FILING _____ BLK _____ LOT 2 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 (970) 434-4616 DESCRIPTION OF WORK & INTENDED USE New Single Family Dwelling

(2) APPLICANT GREAT SERVICES TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3032 E-70 BUS. LOOP

(2) TELEPHONE (970) 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 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 20 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).

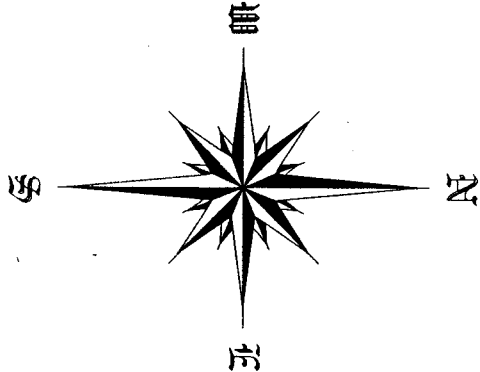
Applicant Signature Jed Atman CMAA II Date 15 FEB 01

Department Approval Ante Castello Date 3/1/01

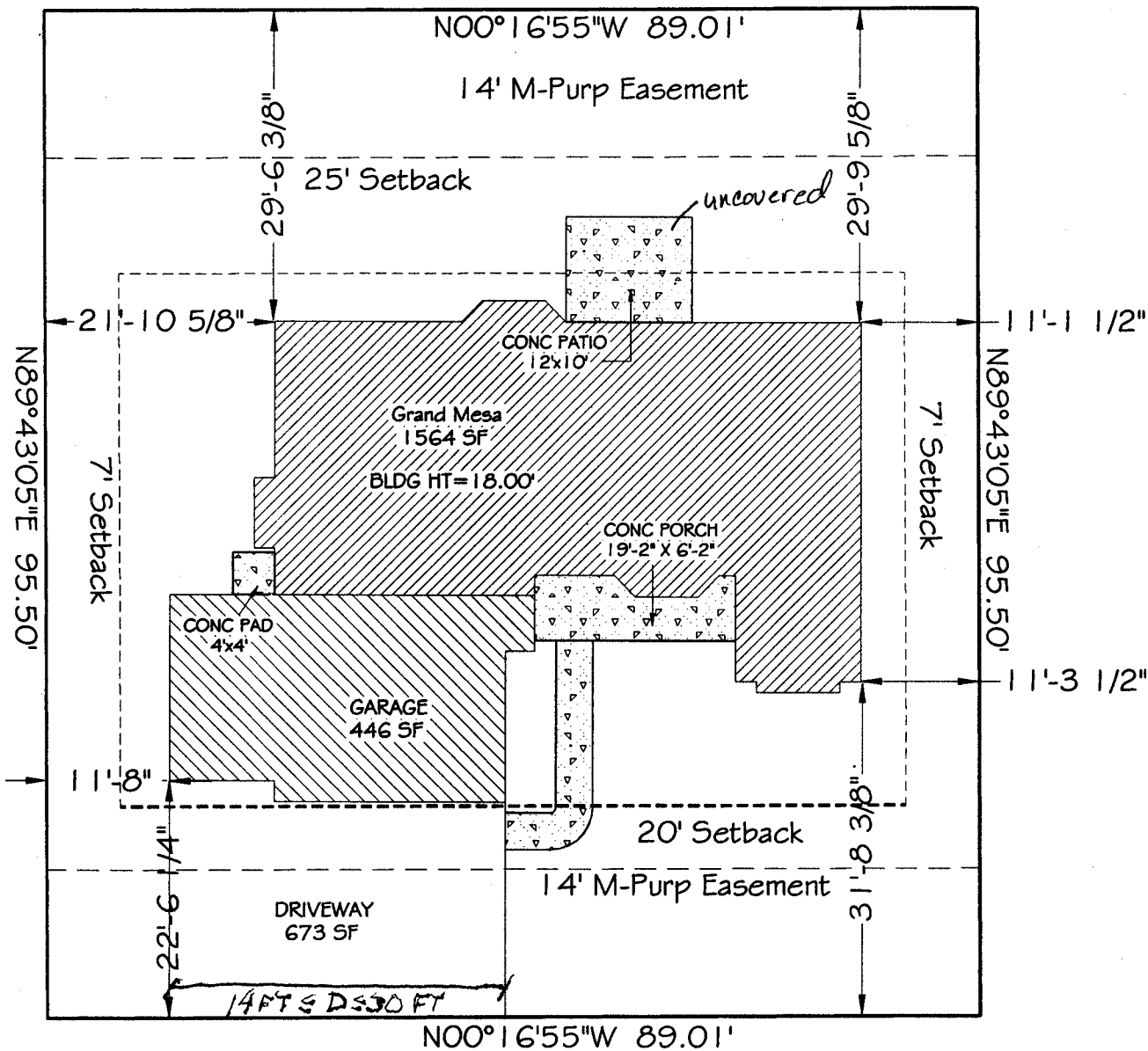
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12401</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/1/01</u>

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)



5' ADDITIONAL RIGHT OF WAY



— MOONRISE COURT —

DRIVE OK AS NOTED

BRB
2/20/01

679 MOONRISE COURT
LOT 2 BLOCK 1

ACCEPTED SIC 3/1/01
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.