

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	Pd

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

BLDG PERMIT NO. 78874



Your Bridge to a Better Community

BLDG ADDRESS 1080 Moonrise Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2345  
 TAX SCHEDULE NO. 2945-031-67-011 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Moonrise East TOTAL SQ. FT. OF EXISTING & PROPOSED 2345  
 FILING 1 BLK 1 LOT 11  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Grand Ridge Properties  
 (1) ADDRESS 3032 I-70 Bus. Loop  
 (1) TELEPHONE 434-4616  
 (2) APPLICANT Great Services  
 (2) ADDRESS 3032 I-70 Bus. Loop  
 (2) TELEPHONE 434-4616  
 USE OF EXISTING BUILDINGS N/A  
 DESCRIPTION OF WORK & INTENDED USE Single Family Residence  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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 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).

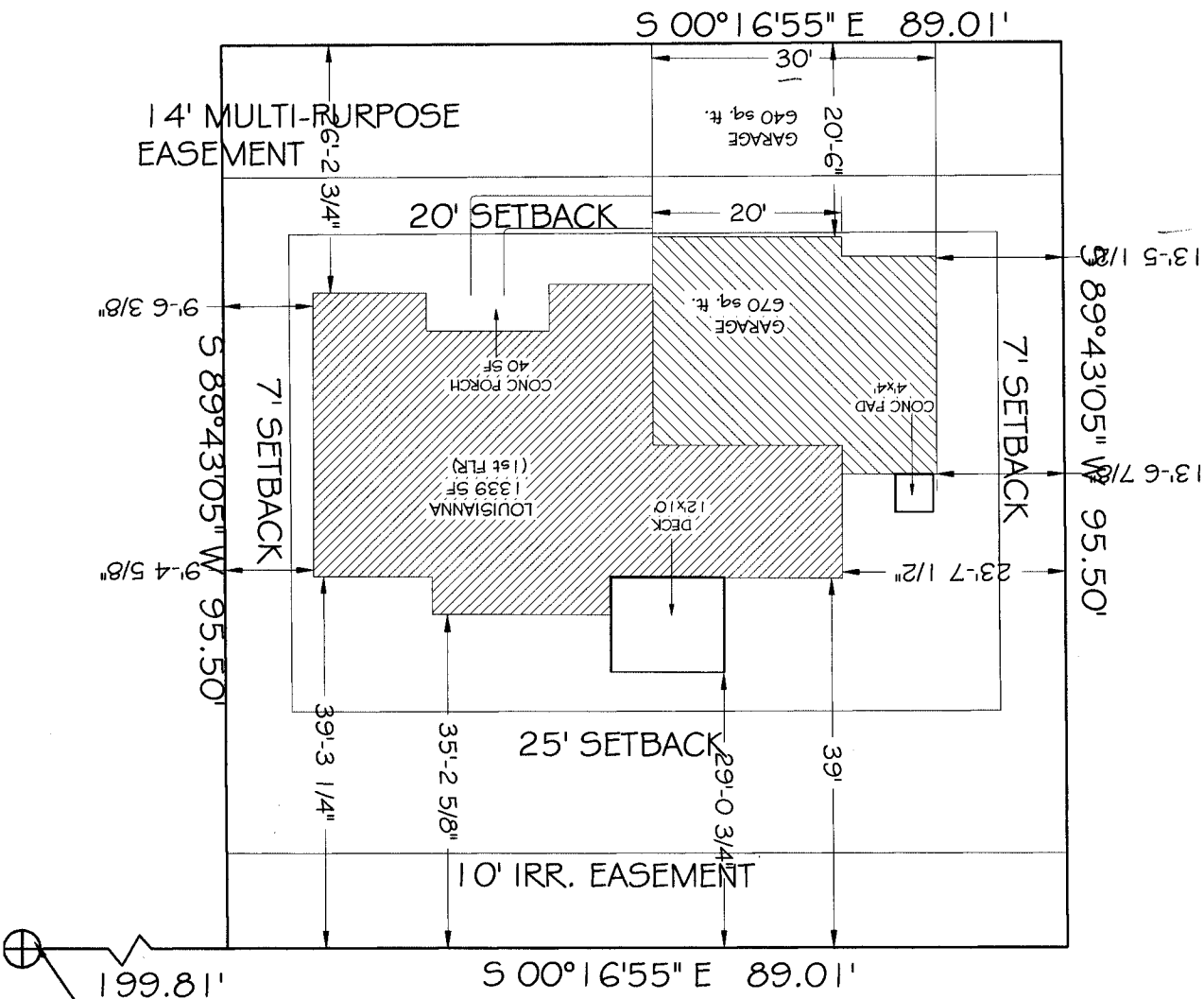
Applicant Signature [Signature] Date 3-1-01  
 Department Approval [Signature] Date 3/23/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>12392 Pd.</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/23/01</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)

MOONRISE COURT  
680

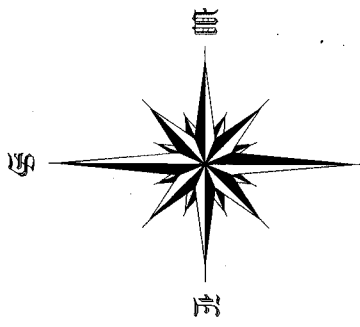


199.81'  
#5 REBAR, L.S. 27266

PRIVATE LAND

DRIVE OK  
DAP  
3/14/01

680 MOONRISE CT.  
LOT 11 - LOUISIANA



ACCEPTED *Y. H. Hagan* 3/23/01  
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.