

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 81141



Your Bridge to a Better Community

AC

BLDG ADDRESS 680 Moonrise Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 295

TAX SCHEDULE NO. 2945-031-67-011 SQ. FT. OF EXISTING BLDGS 2345

SUBDIVISION Moonrise TOTAL SQ. FT. OF EXISTING & PROPOSED 2640

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 3032 I-70 Bus. Loop USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Room Addition

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

(2) ADDRESS 3032 I-70 Bus. Loop

(2) TELEPHONE 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 15 TRAFFIC 23 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 8-16-01

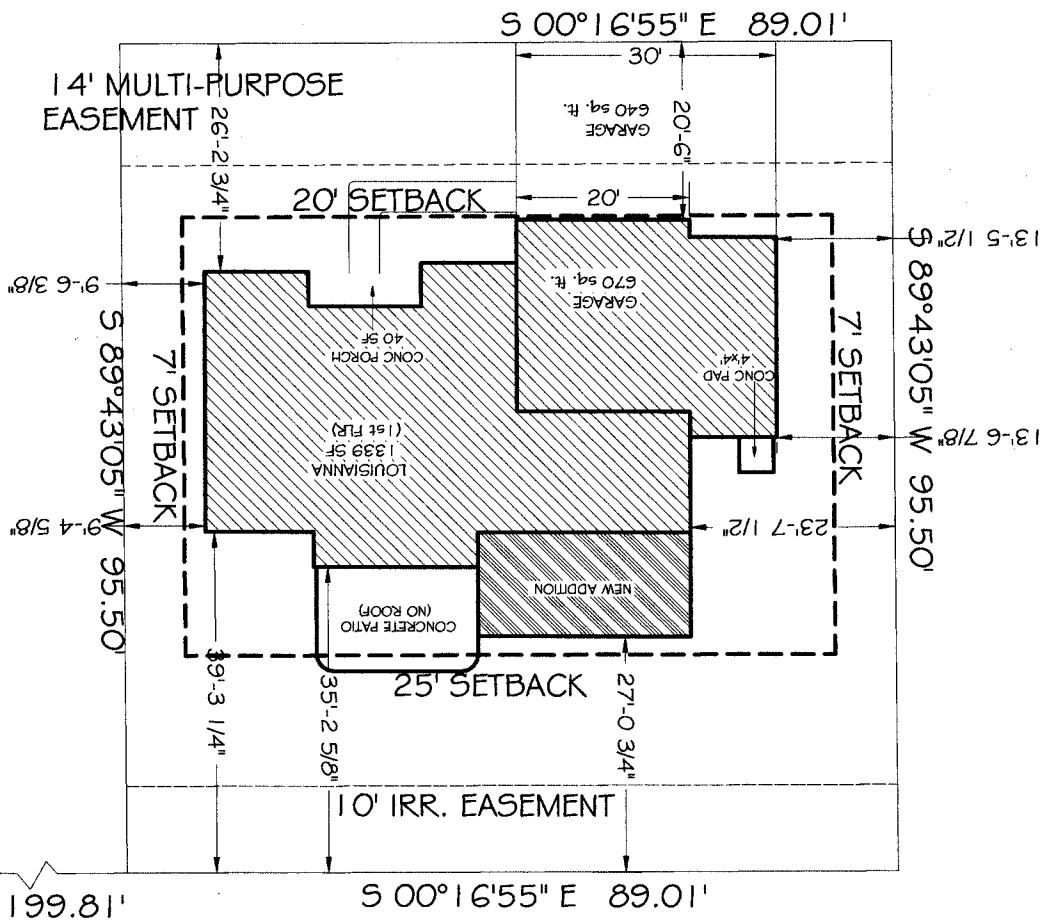
Department Approval [Signature] Date 8-24-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>8/24/01</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



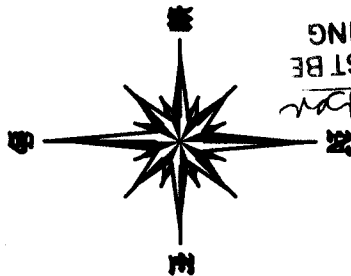
PLOT PLAN

SCALE: 1" = 20'-0"

PRIVATE LAND

#5 REBAR, L.S. 27266

680 MOONRISE CT.
LOT 11 - LOUISIANA



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

COPYRIGHT © 2000

026-01

MODEL: **LOUISIANA**
 ADDRESS: 680 Moonrise Court
 ACAD File Name: 02601-02.dwg

DRAWN BY: WILLIAM BELL
 DATE: 20 FEB 01

SHEET 2 OF 13
 SHEETS

GREAT NEW HOMES PROJ. NO. 026-01 LT

GREAT NEW HOMES
 3032 I-70 BUSINESS LOOP
 GRAND JCT. COLO. 81504