

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 83329



Your Bridge to a Better Community

BLDG ADDRESS 683 Moonrise CRT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1809

TAX SCHEDULE NO. 2945 031-67-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Moonrise TOTAL SQ. FT. OF EXISTING & PROPOSED 1809

FILING 1 BLK 1 LOT 4

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

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Great Service

DESCRIPTION OF WORK & INTENDED USE single family residence

(2) ADDRESS 3032 I-70 Bus Loop

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(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 70%

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 18 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 1-31-02

Department Approval [Signature] Date 3/1/02

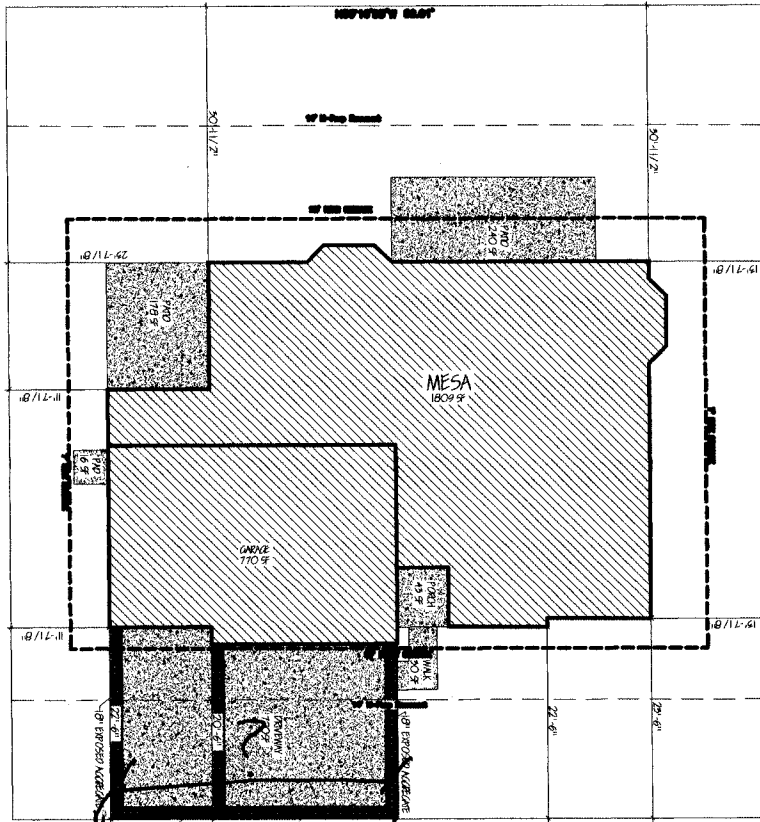
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12399</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3-1-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

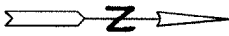
ACCEPTED *C. Faye Wilson* 3/1/02  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

25 1/2 ROAD



683 MOONRISE COURT

LOT 4  
 BLOCK 1  
 8500 SF



301 MOONRISE COURT

*Drawn & DRP 3/1/02*

1 SITE PLAN  
 C1 1" = 10'

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GREAT NEW HOMES PROJ. NO. 01002 LT	C1	SHEET:	DATE:	02-15-02	REVISOR:	ROB WALKER	MODEL:	MODIFIED MESA	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
			DATE:	2-5-02	REVISOR:	ROB WALKER	ADDRESS:	683 MOONRISE COURT CITY, STATE: GRAND JUNCTION, CO	