

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

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

BLDG PERMIT NO. 83384



Your Bridge to a Better Community

BLDG ADDRESS 686 Moonrise SQ. FT. OF PROPOSED BLDGS/ADDITION 1124  
 TAX SCHEDULE NO. 2945-031-67-008 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Moonrise TOTAL SQ. FT. OF EXISTING & PROPOSED 1124  
 FILING 1 BLK 1 LOT 8 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 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 Jal Anala Gm GWH Date 2-26-02  
 Department Approval Lu C Faye Johnson 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>2395</u> <sup>pcl</sup> <sub>6/28/99</sub>
Utility Accounting	<u>Dotter Kanner</u>		Date <u>3-1-02</u>

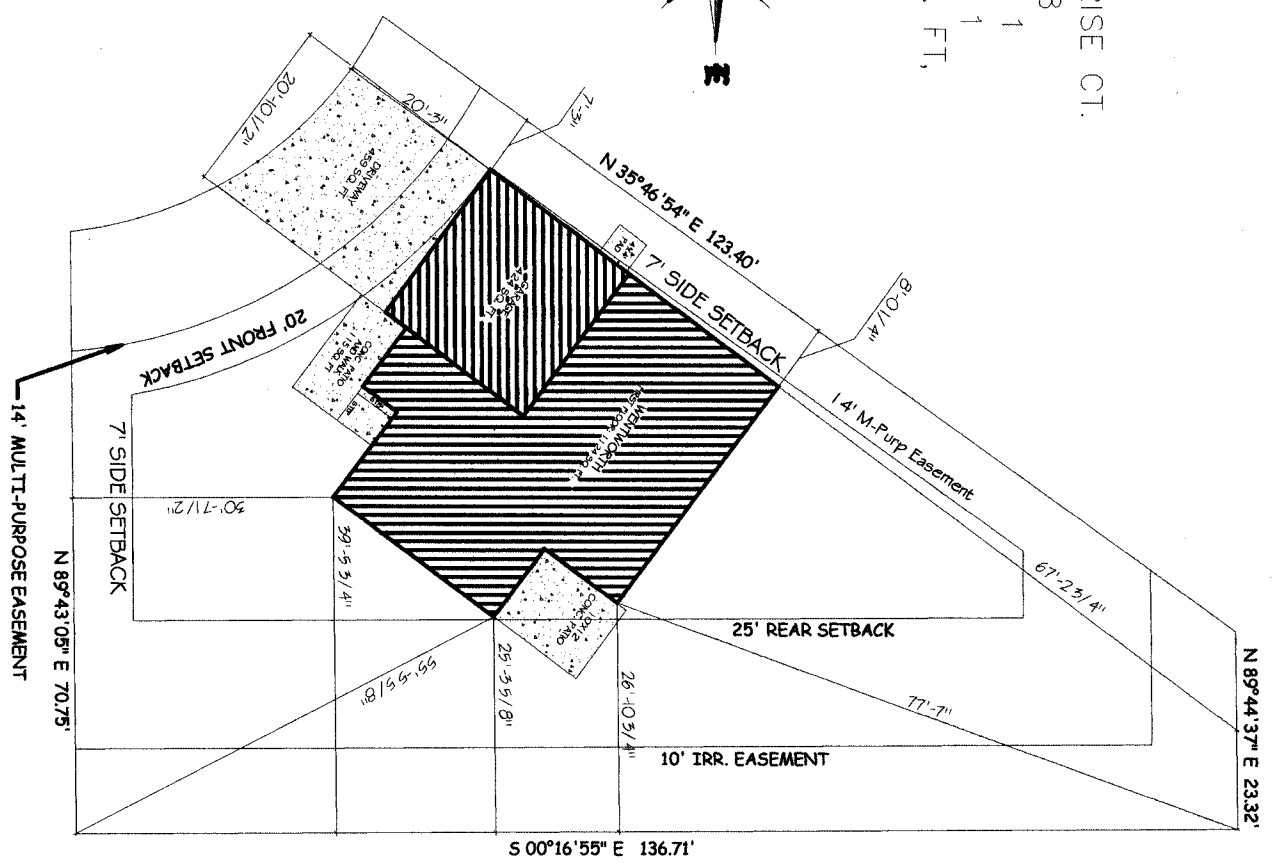
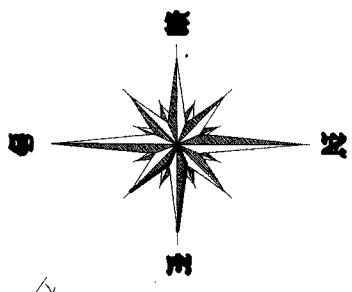
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED *3/1/02*  
*C. Jay Wilson*  
 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.

686 MOONRISE CT.  
 LOT 8  
 BLOCK 1  
 FILING 1  
 8908 SQ. FT.

**MOONRISE CT.**



**PLOT PLAN**  
 SCALE: 1" = 10'

*DRIVE OK*  
*AKL*  
*2/28/02*

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GREAT NEW HOMES PROJ. NO. 0110202 LT 2	SHEET: 2 DATE: 02-20-02 DRAWN BY: ROB WALKER REVISIONS BY: ROB WALKER DATE: 02-11-02	MODEL: WENTWORTH ADDRESS: 686 MOONRISE CT. CITY, STATE: GRAND JUNCTION, CO.	<b>GREAT NEW HOMES</b> 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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