

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80493



Your Bridge to a Better Community

BLDG ADDRESS 472 Margi Ct SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-16H1010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Carron East TOTAL SQ. FT. OF EXISTING & PROPOSED 1,390

FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Grand Ridge Prop. 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 434-4610

(2) APPLICANT Great Services DESCRIPTION OF WORK & INTENDED USE Simple 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 434-4610

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 PD 3.3 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 8 TRAFFIC 57 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 Neil Dai Date 9/30/02

Department Approval Pat Bushman Date 10-8-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>Ch Caldwell</u>	Date	<u>10/8/02</u>

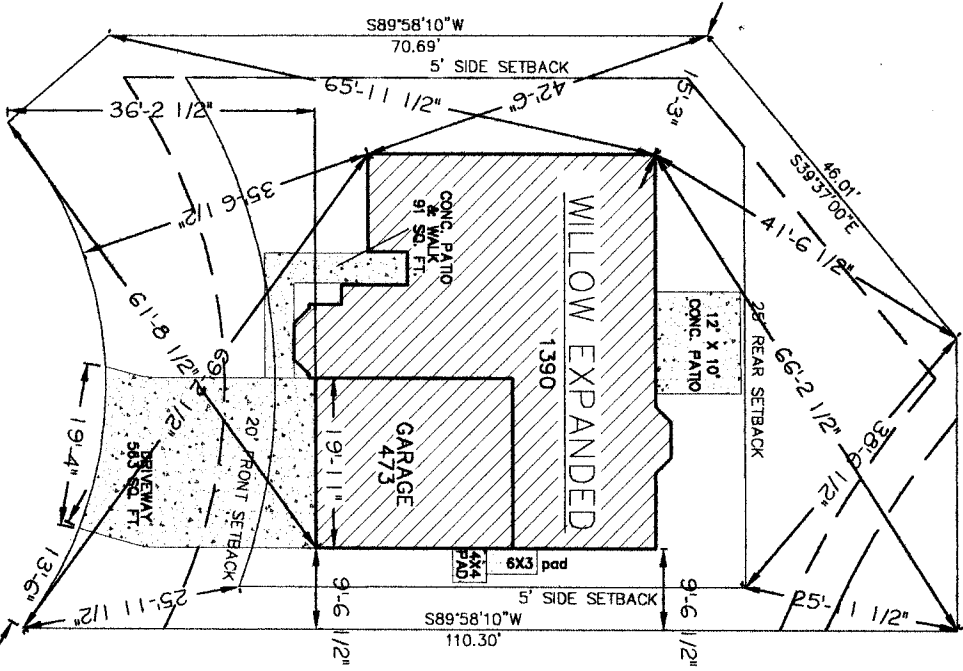
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

MARGI COURT

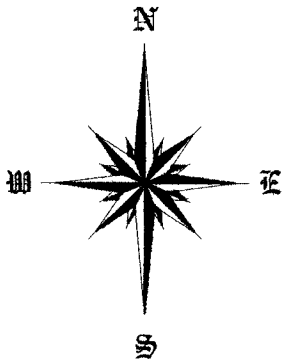
PLOT PLAN

SCALE: 1" = 10'



OK
WV
01/30/02

4722 MARGI CT.
LOT 16
0.2 Acres
67508 Sqft.



10-08-02

ACCEPTED *Pat Kushman*
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.

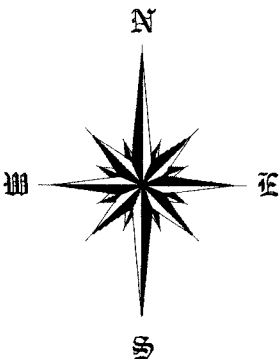
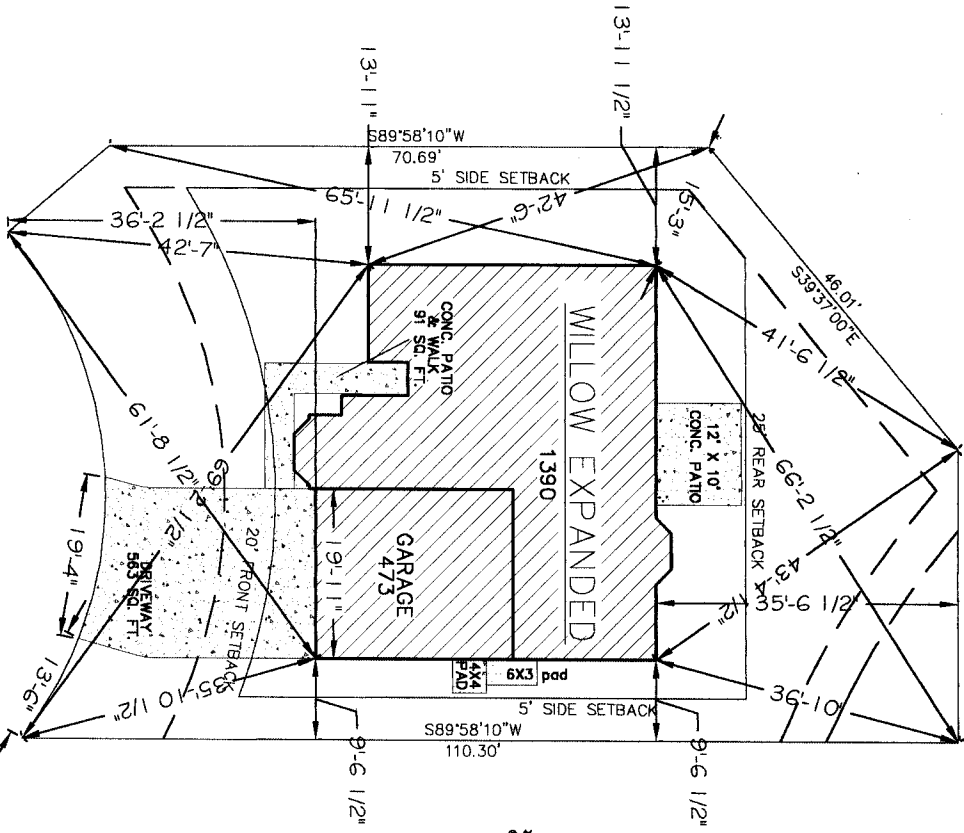
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GREAT NEW HOMES PROJ. NO. 09102.02 KT	SHEET: 2	DATE: 09-04-02	REVISIONS BY: PALISSANO/KO	DATE: 09-05-00	DRAWN BY: PALISSANO/KO	MODEL: WILLOW EXPANDED ADDRESS: 472 MARGI CT. CITY, STATE: GRAND JUNCTION, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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MARGI COURT

PLOT PLAN

SCALE: 1" = 10'



472 MARGI CT.
 LOT 16
 0.2 Acres
 67508 Sqft.

Gayle Henderson

ACCEPTED 11-5-02
 ALL SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

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GREAT NEW HOMES PROJ. NO. 091022 02 KI	SHEET: 2	DATE: 09-04-02	REVISIONS: NONE	DRAWN BY: DALESANDRKO	MODEL: WILLOW EXPANDED ADDRESS: 472 MARGI CT. CITY, STATE: GRAND JUNCTION, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
		DATE: 05-05-00	REVISIONS: NONE	DRAWN BY: DALESANDRKO		