

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 84470



Your Bridge to a Better Community

BLDG ADDRESS 467 Morning Dove SQ. FT. OF PROPOSED BLDGS/ADDITION 2047  
 TAX SCHEDULE NO. 2943-161-11-002 SQ. FT. OF EXISTING BLDGS. Ø  
 SUBDIVISION Cimarron East TOTAL SQ. FT. OF EXISTING & PROPOSED 2047  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction  
 (1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction  
 (1) ADDRESS 3032 T-70 Bas 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 T-70 Bas Loop  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 434-4616 \_\_\_\_\_ 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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 8 TRAFFIC 56 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).

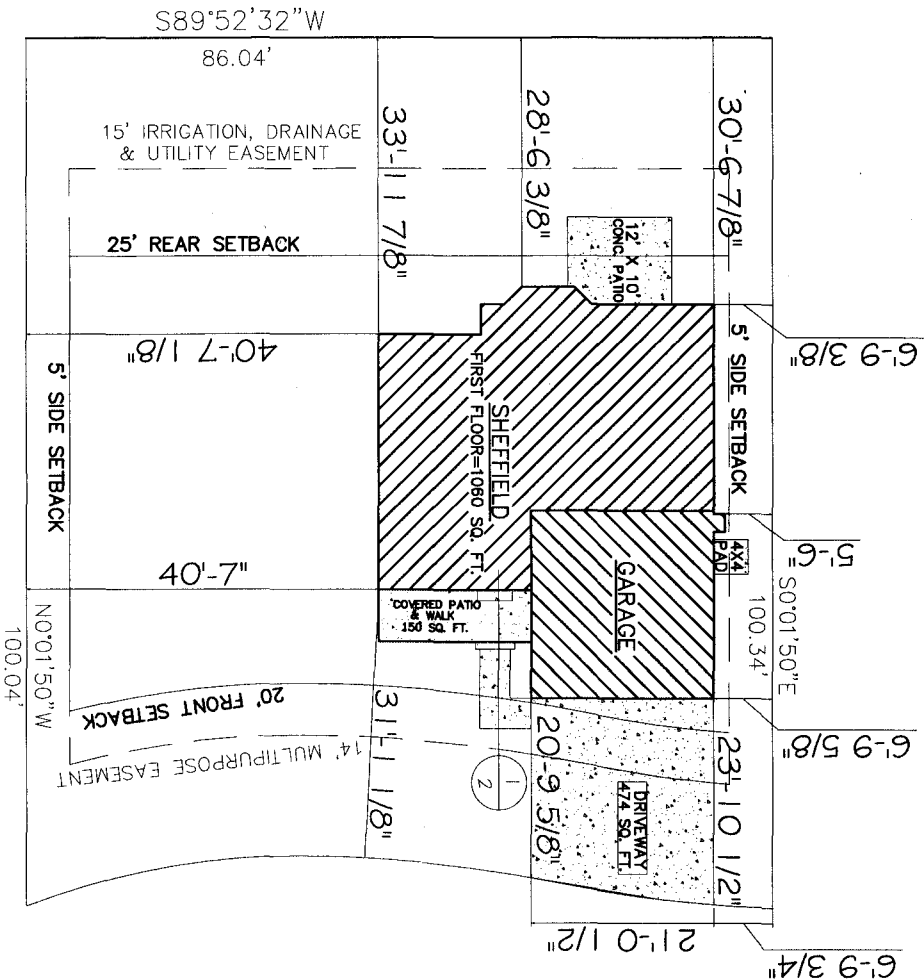
Applicant Signature Paul Annick Conaway Date \_\_\_\_\_  
 Department Approval C. Joyce Dubson Date 5/31/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>PAI CGUSD</u>
Utility Accounting <u>Blensley</u>	Date <u>5/31/02</u>		

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

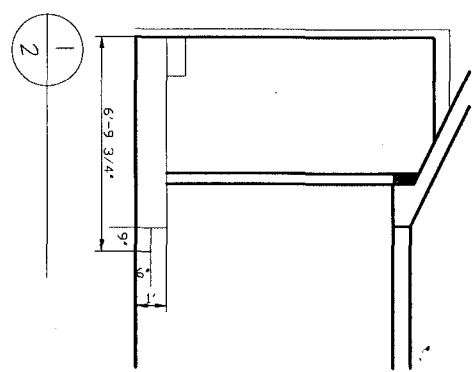
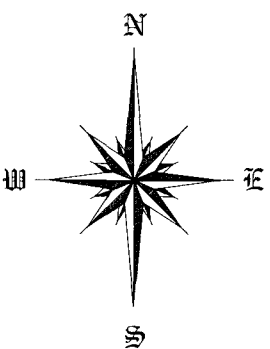
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRIVE OR  
5/9/02



**MORNING DOVE STREET**

467 MORNING DOVE  
LOT 2  
BLOCK 1  
0.2 Acres.  
8327.1 Sq.ft.



**SITE PLAN**

SCALE: 1" = 10'

ACCEPTED  
5/31/02  
5/31/02

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GREAT NEW HOMES PROJECT NO. SHEET: 2	DATE: 04-30-02 REVISIONS BY: DALESSANDRO	MODEL: SHEFFIELD ADDRESS: 467 MORNING DOVE CITY, STATE: GRAND JUNCTION, CO	<b>GREAT NEW HOMES</b> 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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