

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85945



Your Bridge to a Better Community

BLDG ADDRESS 4146 Morning Dove SQ. FT. OF PROPOSED BLDGS/ADDITION 1907
TAX SCHEDULE NO. 2943-1161-12-012 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Cimarron East TOTAL SQ. FT. OF EXISTING & PROPOSED 1907
FILING _____ BLK 2 LOT 12 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 _____
(1) TELEPHONE 434-46110 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 434-46110 _____ 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 PD 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 5 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).

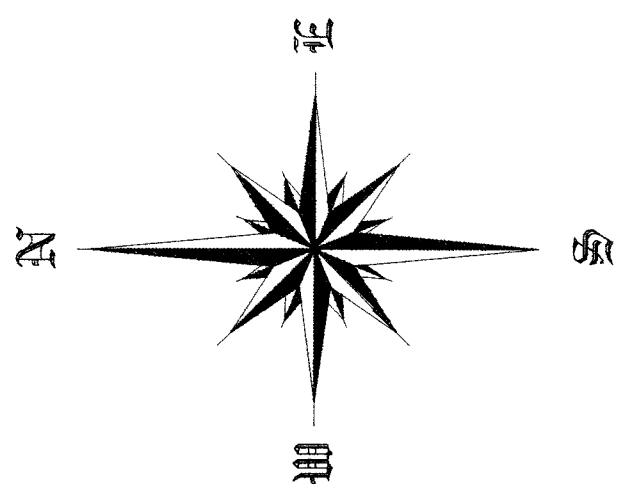
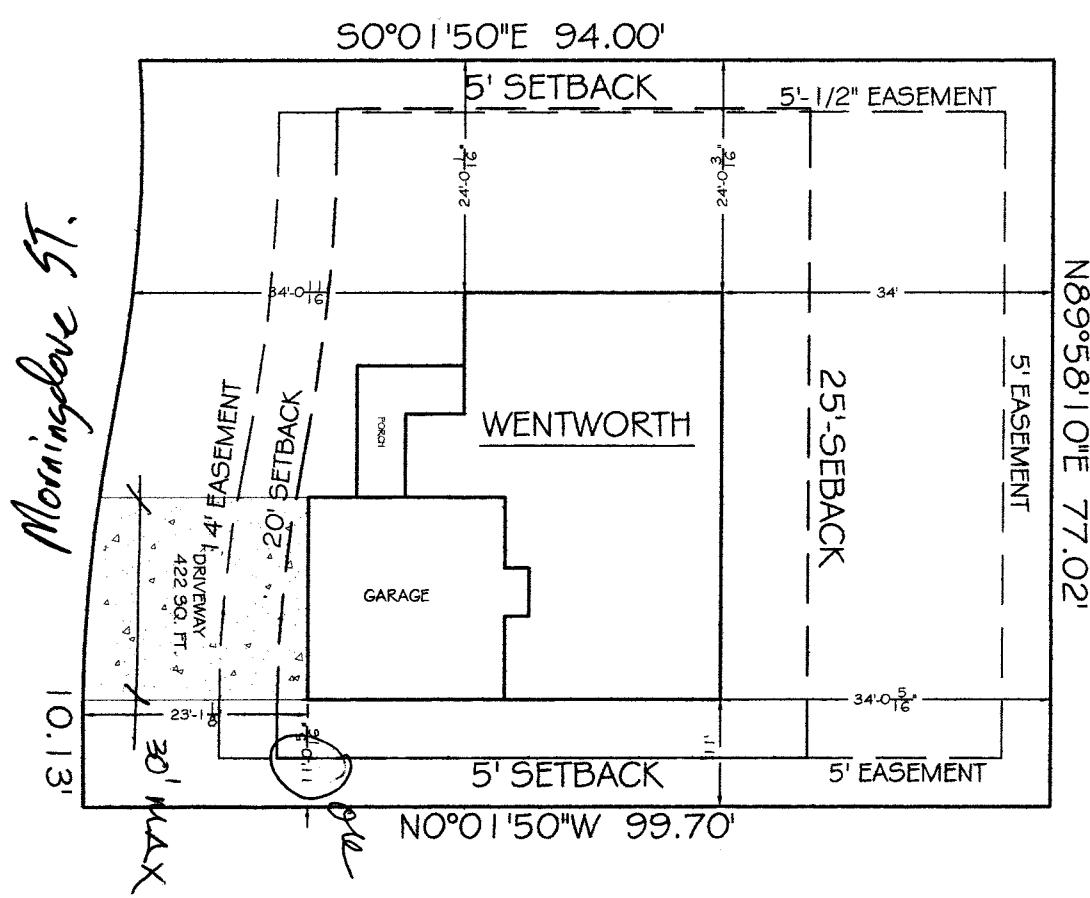
Applicant Signature [Signature] Date 9/12/02
Department Approval [Signature] Date 9-23-02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <input type="checkbox"/>
Utility Accounting <u>[Signature]</u>	Date <u>9/23/02</u>	

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

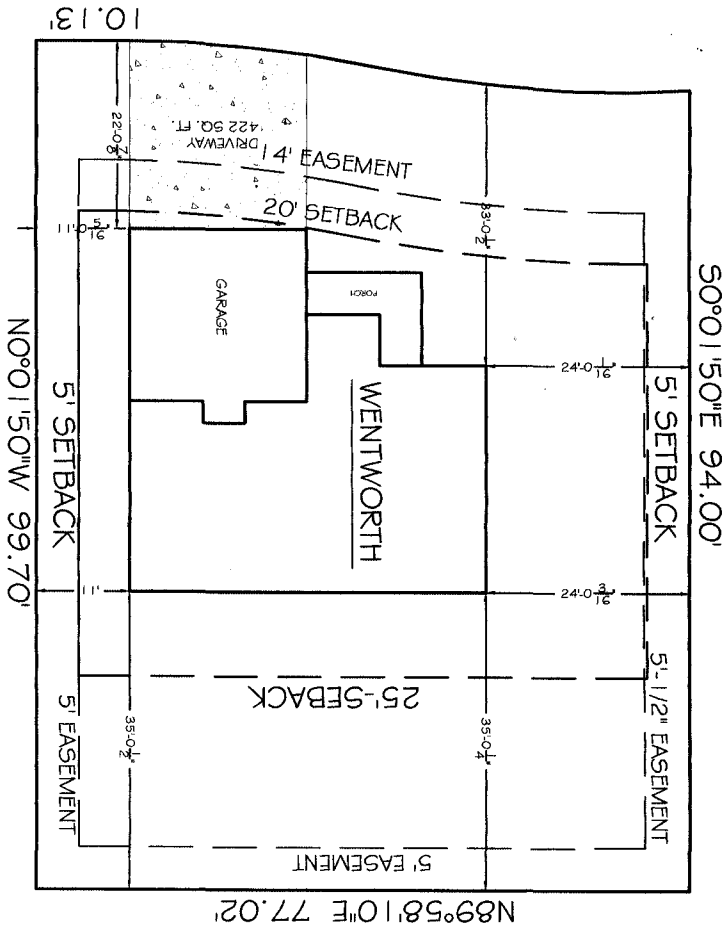
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

9-23-02
 ACCEPTED *Gayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



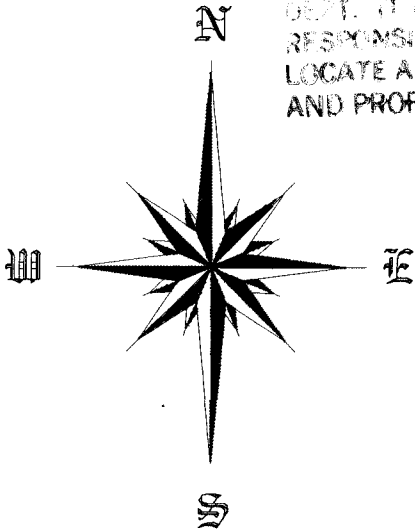
466 MORNING DOVE
 WENTWORTH, RT
 LOT 12
 0.2 Acres.
 7457.1 Sq.ft.

ole
ll
 9/13/02



NET HOUSE COVERED FT.
SECOND FLOOR 547.50 FT.
TOTAL 647.50 FT.

10-30-02 *Gayleen Henderson*
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.



466 MORNING DOVE
 WENTWORTH, RT
 LOT 12
 0.2 Acres.
 7457.1 Sq.ft.

COPYRIGHT © 2000

GREAT NEW HOMES PROJ. NO. 09202-02	SHEET: 2	DATE: 09-05-02	RECEIVED BY: DALISSANDRO	DRAWN BY: DALISSANDRO	MODEL: WENTWORTH ADDRESS: 466 MORNING DOVE CITY, STATE: GRAND JUNCTION, CO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
		DATE: 09-05-02	RECEIVED BY: DALISSANDRO	DRAWN BY: DALISSANDRO		