

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

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

BLDG PERMIT NO. 88529



Your Bridge to a Better Community

BLDG ADDRESS 470 Margi Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1907
 TAX SCHEDULE NO. 2943-161-11-015 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 1907
 FILING 1 BLK 1 LOT 15 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-70B USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 I-70B 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 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 _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 3/12/03
 Department Approval [Signature] Date 3-27-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/27/03</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)

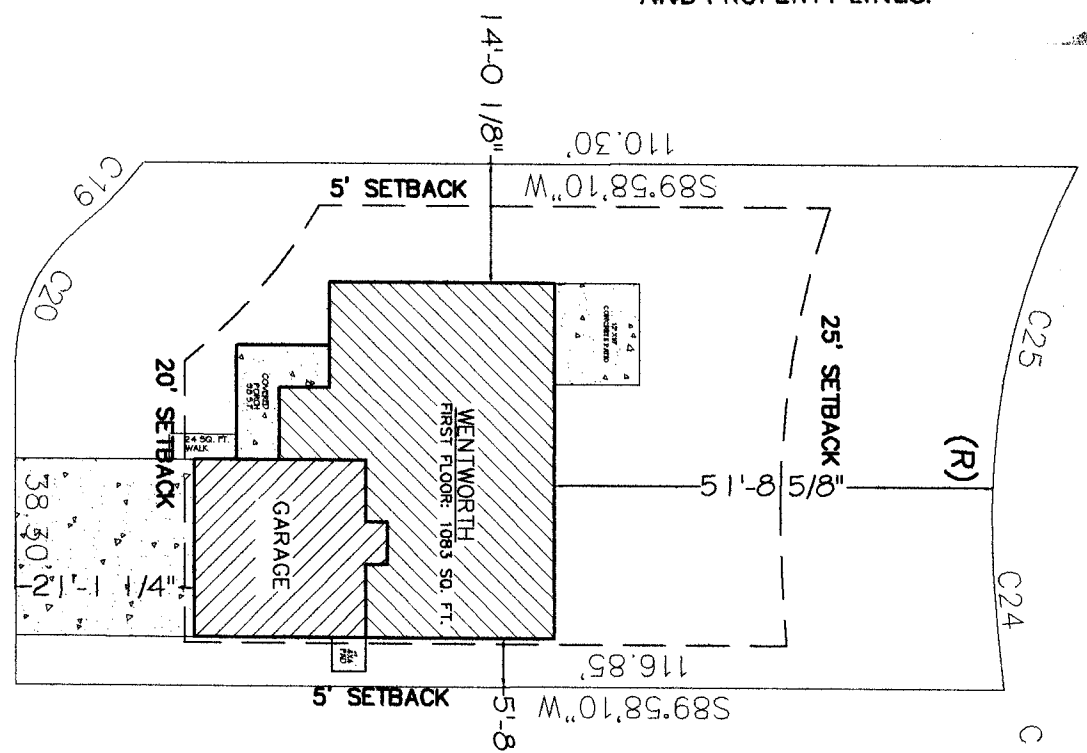
3-27-03

Daylean 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 EASEMENTS AND PROPERTY LINES.

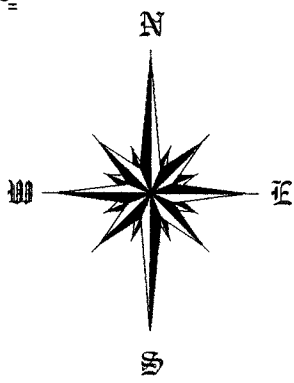
PLOT PLAN

SCALE 1" = 10'-0"



OK
CEL
3/12/03

470 MARGI COURT
LOT 15
BLOCK 1
0.2 Acres.
7135.6 Sq.ft.



GREAT NEW HOMES P.O. Box 180 GRAND JCT. CO. 81504	SHEET: 2	DATE: 9/1/03	MODEL: WENTWORTH	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
		REVISOR BY: DPH	ADDRESS: 470 MARGI COURT CITY, STATE: GRAND JUNCTION, CO.	