

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 474 Margi SQ. FT. OF PROPOSED BLDGS/ADDITION 1816
 TAX SCHEDULE NO. 2943-161-11-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 1816
 FILING 1 BLK 1 LOT 4 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-70B USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032-I70B 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 FD 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 _____ Date 10/16/03
 Department Approval Wendy Spurr Date 10/30/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO
Utility Accounting <u>CU</u>			Date <u>10/30/03</u>

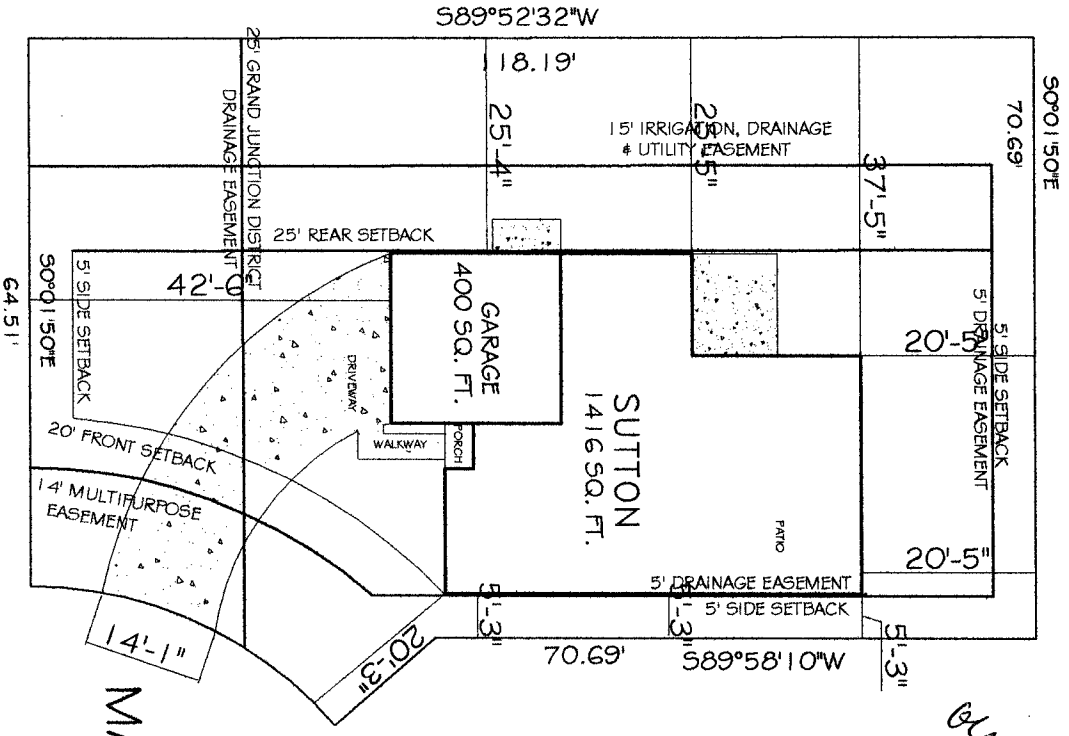
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

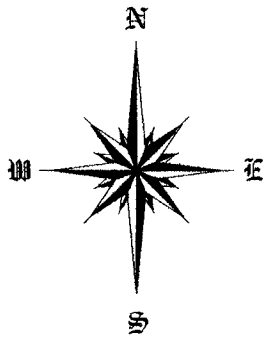
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT.
 RESPONSIBILITY FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Wanda Dunc

SCALE 1" = 10'



Call me 10/20/03



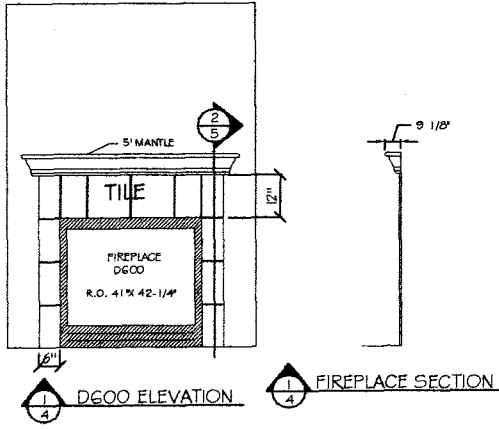
474 MARGI COURT
 LOT 4, BLOCK 1
 0.2 Acres.
 8367.9 Sq.ft.

MARGI COURT

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<p>GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504</p>		<p>MODEL: SUTTON ADDRESS: 474 MARGI CT. CITY, STATE: GRAND JUNCTION, CO</p>	<p>DRAWN BY: JLC DATE: 01-20-03 REVISIONS BY: CML</p>	<p>DATE: 10/09/03 SHEET: 2</p>	<p>GREAT NEW HOMES PLAN NO. 066-03 DT</p>
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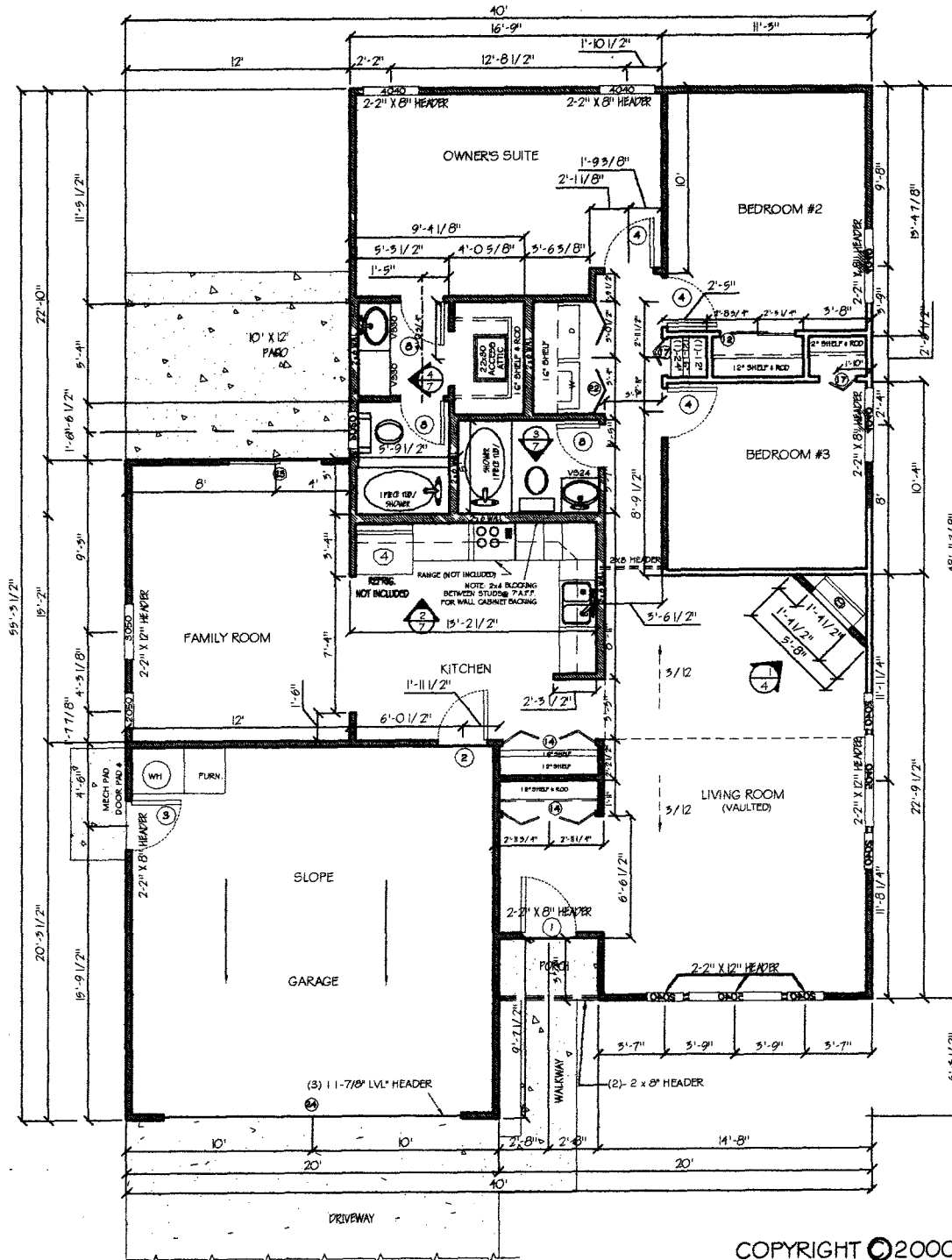
ACCEPTED *Wendy Spurr*
 ANY CHANGE OR REVISIONS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DOOR SCHEDULE							
SYMBOL	WIDTH	HEIGHT	DEPTH	MATERIAL	TYPE	TOTAL	REMARKS
1	3'-0"	6'-0"	1-1/2"	METAL	SLD.	1	8-LITE
2	2'-0"	6'-0"	1-1/2"	METAL	SLD.	1	FIRE TAG
3	2'-0"	6'-0"	1-1/2"	METAL	SLD.	1	
4	2'-0"	6'-0"	1-1/2"	COMPOSIT	TWL	3	
8	2'-0"	6'-0"	1-1/2"	COMPOSIT	TWL	3	
12	4'-0"	6'-0"	1-1/2"	COMPOSIT	BYPASS	1	
14	5'-0"	6'-0"	1-1/2"	COMPOSIT	BYPASS	2	
17	2'-0"	6'-0"	1-1/2"	COMPOSIT	BYPASS	1	
22	6'-0"	6'-0"	1-1/2"	COMPOSIT	BYPASS	1	
24	16'-0"	7'-0"	1-5"	METAL	GARAGE		
25	5'-0"	6'-0"	1"	GLASS	SLDR		
NOTE:						TOTAL	16

SEE SHEET #5 FOR WINDOW SCHEDULE

TOTAL: 1443 SQ. FT.
FLOOR PLAN
 SCALE: 1/4" = 1'



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GREAT NEW HOMES
 3032 I-70 BUSINESS LOOP
 GRAND JCT., COLO. 81504

MODEL: SUTTON
 ADDRESS: 474 MARGI CT.
 CITY, STATE: GRAND JUNCTION, CO

DRAWN BY: JLC
 DATE: 01-20-03
 REVISED BY: CWL
 DATE: 10/04/03
 SHEET: **5**
 GREAT NEW HOMES PROJ. NO. 066-08 IT