

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 463 1/2 Margi SQ. FT. OF PROPOSED BLDGS/ADDITION 2321  
 TAX SCHEDULE NO. 2943-161-11-011 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Cimarron East TOTAL SQ. FT. OF EXISTING & PROPOSED 2321  
 FILING 1 BLK 1 LOT 11 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 E-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 E-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' 110' Easement from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC N/A ANNEX# \_\_\_\_\_

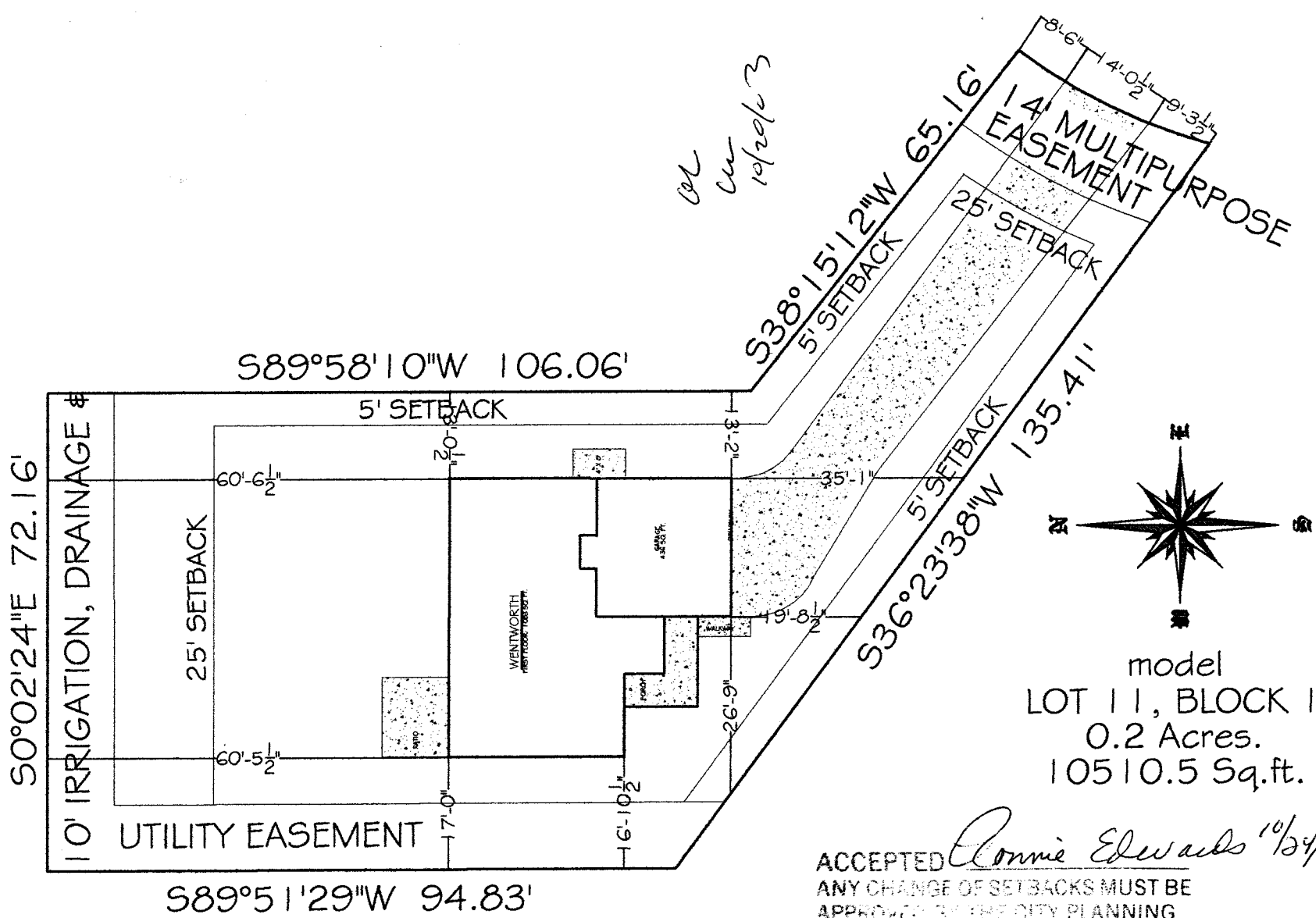
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

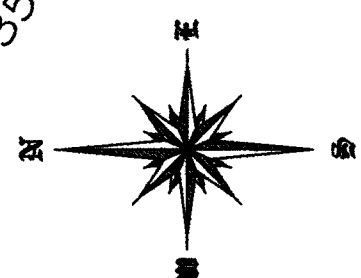
Applicant Signature [Signature] Date 10/16/03  
 Department Approval [Signature] Date 10/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2298</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/24/03</u>		

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



*OK  
CWL  
10/20/03*



model  
LOT 11, BLOCK 1  
0.2 Acres.  
10510.5 Sq.ft.

ACCEPTED *Connie Edwards* 10/24/03

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'

COPYRIGHT ©2000

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

MODEL: WENTWORTH  
ADDRESS: 463 1/2 MARGI CT.  
CITY, STATE: GRAND JUNCTION, CO

DRAWN BY:  
CWL

DATE:  
10/29/03

REVISED BY:

DATE:

SHEET:

**2**

GREAT NEW HOMES  
PROJ. NO.

065-03  
RT