

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

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

BLDG PERMIT NO. 88069



Your Bridge to a Better Community

BLDG ADDRESS 462 1/2 Morning Dove SQ. FT. OF PROPOSED BLDGS/ADDITION 1907
 TAX SCHEDULE NO. 2943-161-12-010 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 1907
 FILING 1 BLK 2 LOT 10 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 70 B USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 I 70 B 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 _____
 Maximum Height _____ Special Conditions _____
 CENSUS 8 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 2/6/03
 Department Approval [Signature] Date 2/14/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>CG/S #2131</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2-14-03</u>

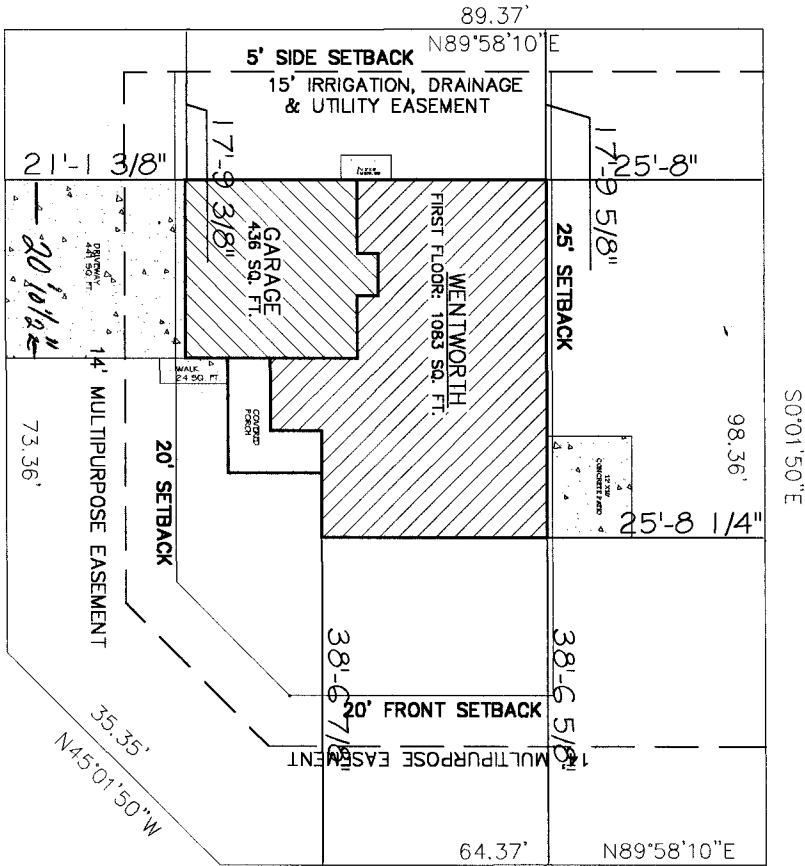
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

MORNING DOVE STREET

PLOT PLAN

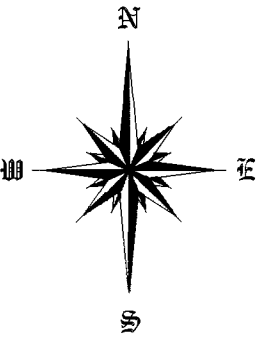
SCALE 1" = 10'-0"



JOEL COURT

462 1/2 MORNING DOVE

LOT 10
BLOCK 2
0.2 Acres.
8477.6 Sq. ft.



oh
u
2/6/03

ACCEPTED *Yishi Dragon 2/4/03*
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.

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SHEET 2	DATE 01-27-03	REVISED BY JLC	DATE 1/23/03	DRAWN BY DHN	MODEL: WENTWORTH ADDRESS: 462 1/2 MORNING DOVE CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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