

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

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

BLDG PERMIT NO. 88247



Your Bridge to a Better Community

BLDG ADDRESS 3056 Ouray Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1961  
 TAX SCHEDULE NO. 2943-161-13-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Cinnamon East TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 1 BLK 3 LOT 1 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 USE OF EXISTING BUILDINGS N/A  
 (1) ADDRESS 3032 I 70 B DESCRIPTION OF WORK & INTENDED USE SFR  
 (1) TELEPHONE 434-4616 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Great Services  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) ADDRESS 3032 I 70 B \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 434-4616 \_\_\_\_\_ 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 \_\_\_\_\_ 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 2-25-03  
 Department Approval [Signature] Date 2-25-03

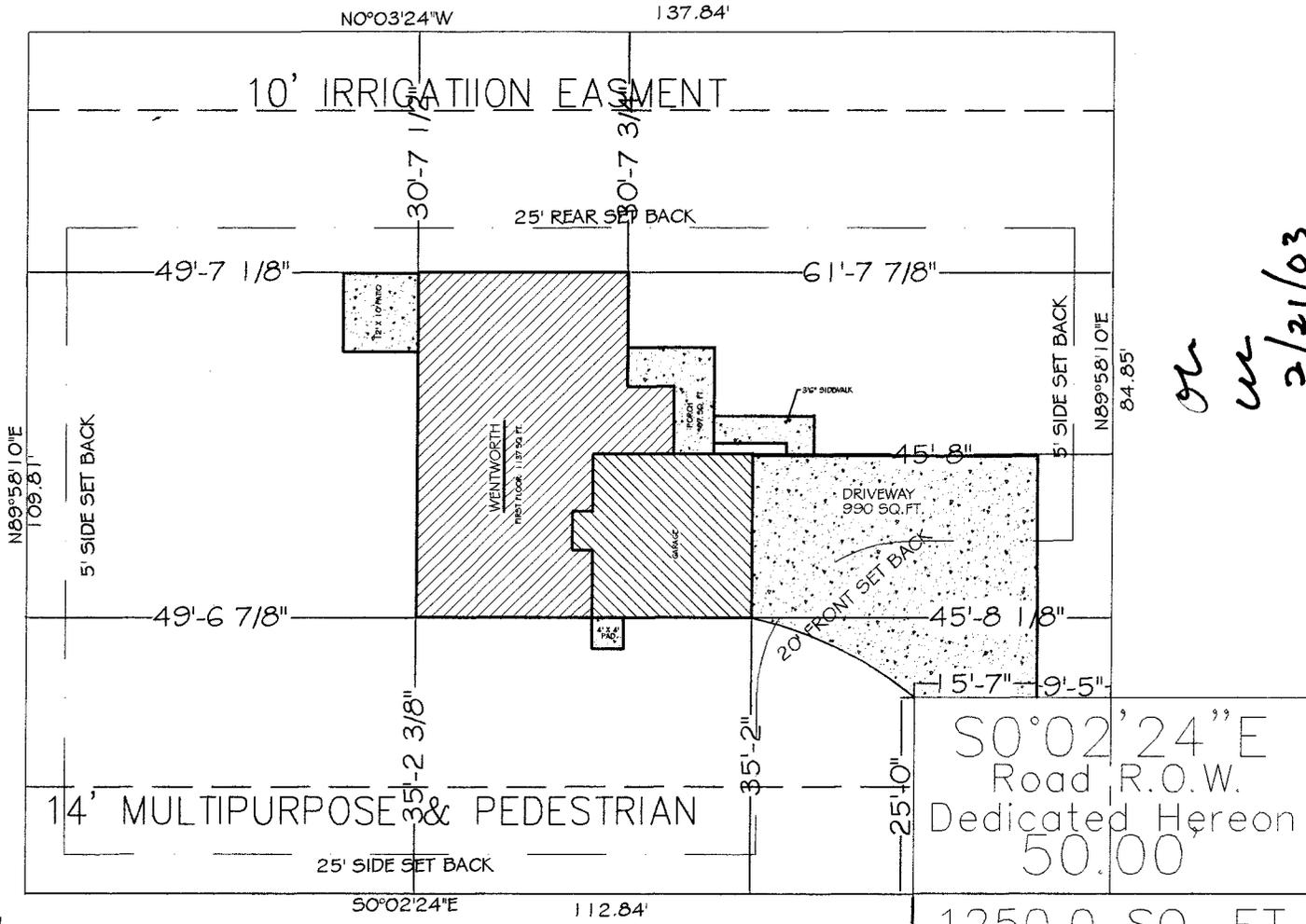
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>Pld CG USD</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/25/03</u>		

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)



**BLOCK 3  
LOT 1  
0.3 Acres.  
14513.3 Sq. ft.  
CIMARRON EAST**



*gc  
wc  
2/21/03*

2-25-03  
**ACCEPTED** *Dayles Henderson*  
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"

S0°02'24"E  
Road R.O.W.  
Dedicated Hereon  
50.00  
1250.0 SQ. FT.  
0.03 ACRES

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

MODEL: WENTWORTH  
ADDRESS: 3056 OURAY AVE.  
CITY, STATE: GRAND JUNCTION, CO.

DRAWN BY: DDH  
DATE: 2/18/03  
REVISED BY:

DATE: 2/18/03  
SHEET: **2**

GREAT NEW HOMES PROJ. NO.  
03403 LT