

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 475 Margi Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1837

TAX SCHEDULE NO. 2943-161-11-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 1837

FILING 1 BLK 1 LOT 5 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 E-70 B

(1) TELEPHONE 434-4616

(2) APPLICANT Great Services

(2) ADDRESS 3032 E-70 B

(2) TELEPHONE 434-4616

USE OF EXISTING BUILDINGS SFR

DESCRIPTION OF WORK & INTENDED USE New Residence

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height _____

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS C 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).

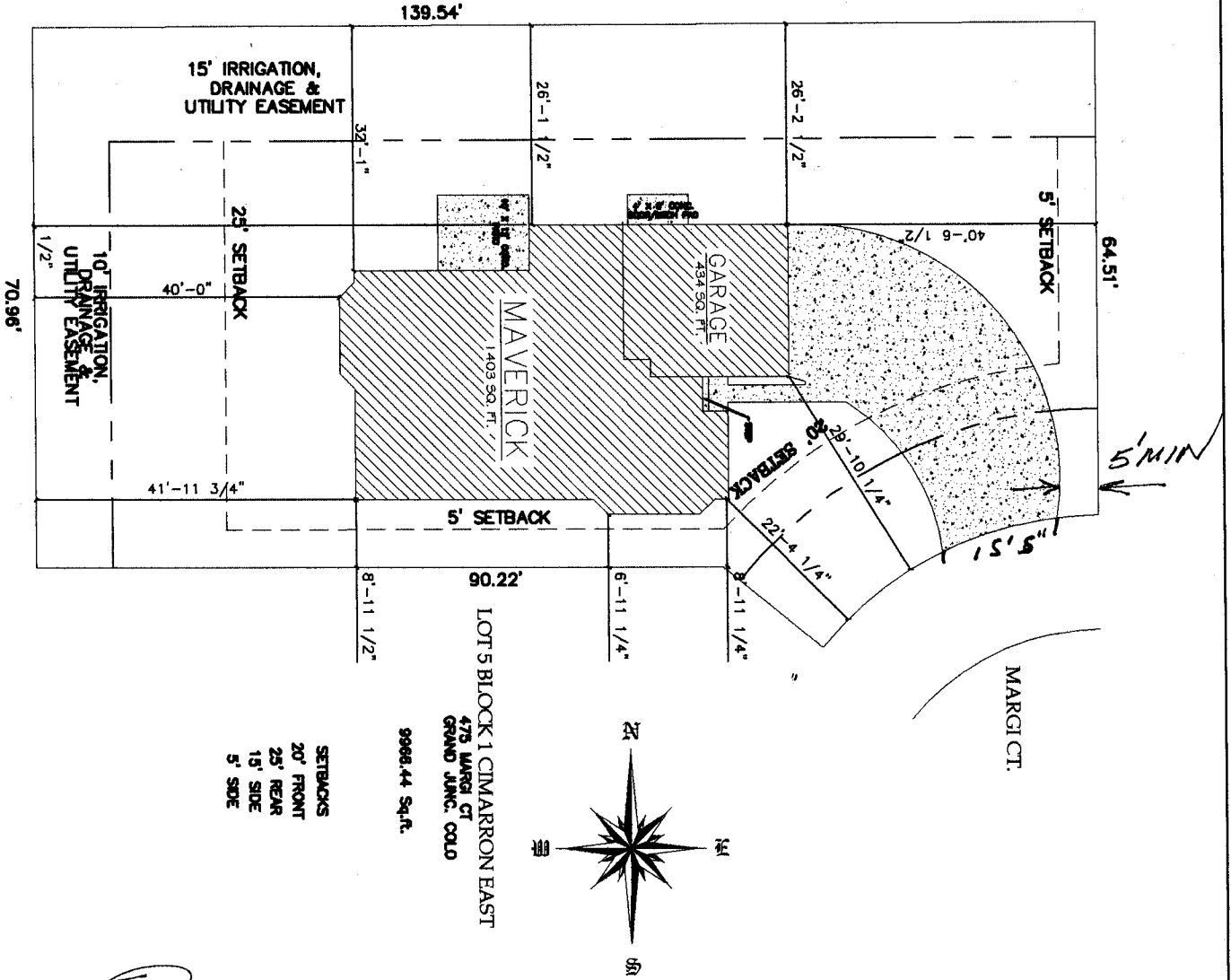
Applicant Signature [Signature] Date 12-22-03
 Department Approval [Signature] Date 1-28-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CV #2334</u>
Utility Accounting <u>[Signature]</u>			Date <u>1/28/04</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 *Arhe Mason 1-28-04*
 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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GREAT NEW HOMES MODEL NO. 082.08 KT	2	DATE 12.05.03	REVISIONS DR	DATE 10.23.03	DESIGN BY LS	MODEL: MAVERICK ADDRESS: 475 MARGI CT CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
		SHEET					