

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 472 Morning Dove SQ. FT. OF PROPOSED BLDGS/ADDITION 2485

TAX SCHEDULE NO. 2943-161-12-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 2485

FILING 1 BLK 2 LOT 2 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-703 USE OF EXISTING BUILDINGS ~~SFR~~ N/A

(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3032 E-703

(2) TELEPHONE 434-4616

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 5'3' from PL, Rear 25'10' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS C 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 1/20/04

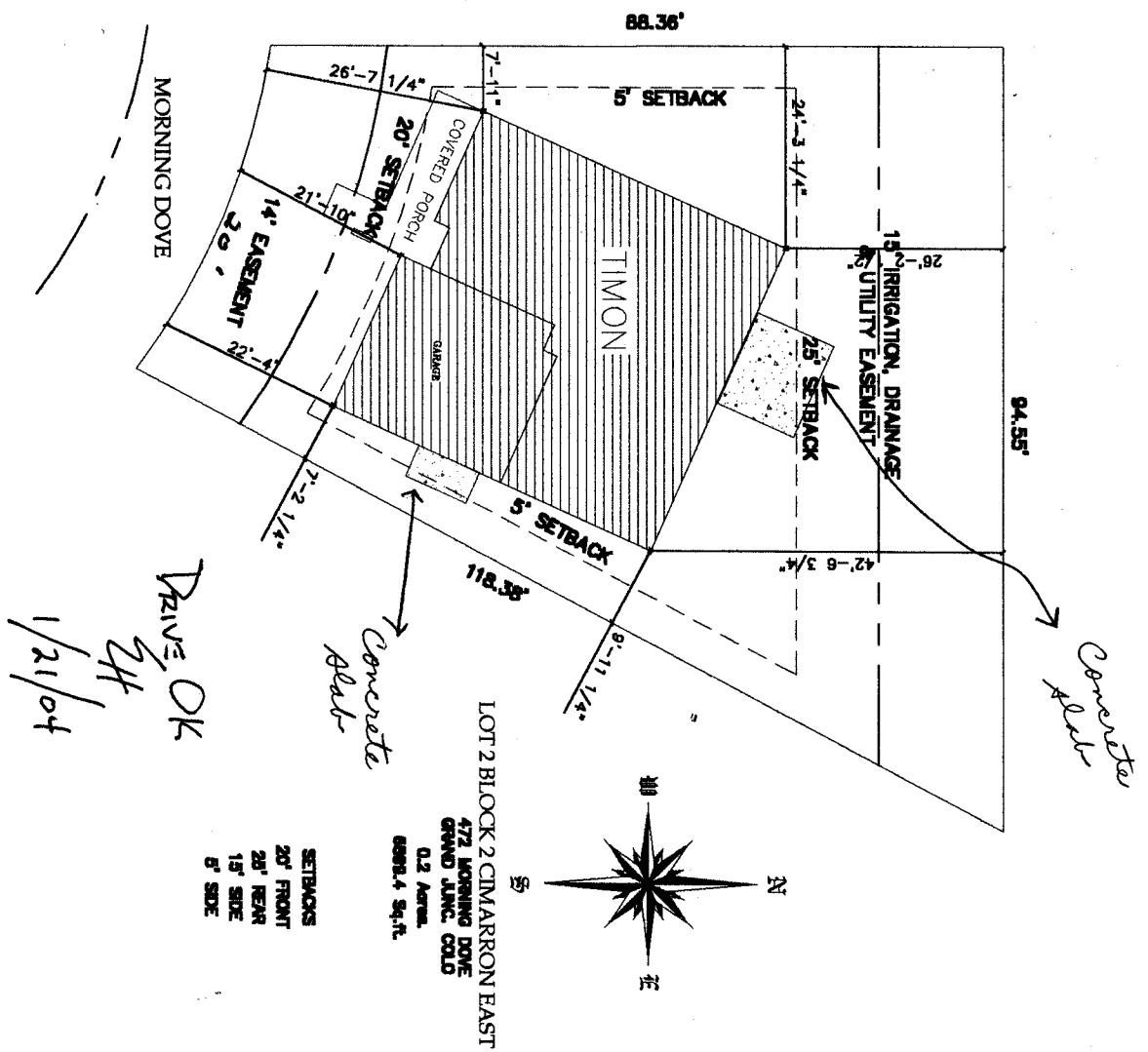
Department Approval [Signature] Date 2-2-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CGR Tap 2337</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/2/04</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)

2-2-04 *Gaylean Henderson*
 ACCEPTED
 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.



DRIVE OK
1/21/04

Concrete slab

Concrete slab

SETBACKS
 20' FRONT
 20' REAR
 15' SIDE
 5' SIDE

0.2 ACRES
 6888.4 SQ. FT.

LOT 2 BLOCK 2 CIMARRON EAST
 472 MORNING DOVE
 GRAND JUNC. COLO



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GREAT NEW HOMES PROJ. NO. 081-03	2	DATE: 01.06.04	REVISED BY: DR	DATE: 1.02.08	DRAWN BY: IS	MODEL: TIMON	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
						ADDRESS: 472 MORNING DOVE CITY, STATE: GRAND JUNCTION, CO.	