

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 474 Morning Dove SQ. FT. OF PROPOSED BLDGS/ADDITION 2168
 TAX SCHEDULE NO. 2943-161-12-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 2168
 FILING 1 BLK 2 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 Sunbelt Environmental
 (1) ADDRESS 3032 I-70 B 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 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' 15' - North Parking Req'mt 2
 Rear 25' from PL Special Conditions _____
 Maximum Height _____ 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).

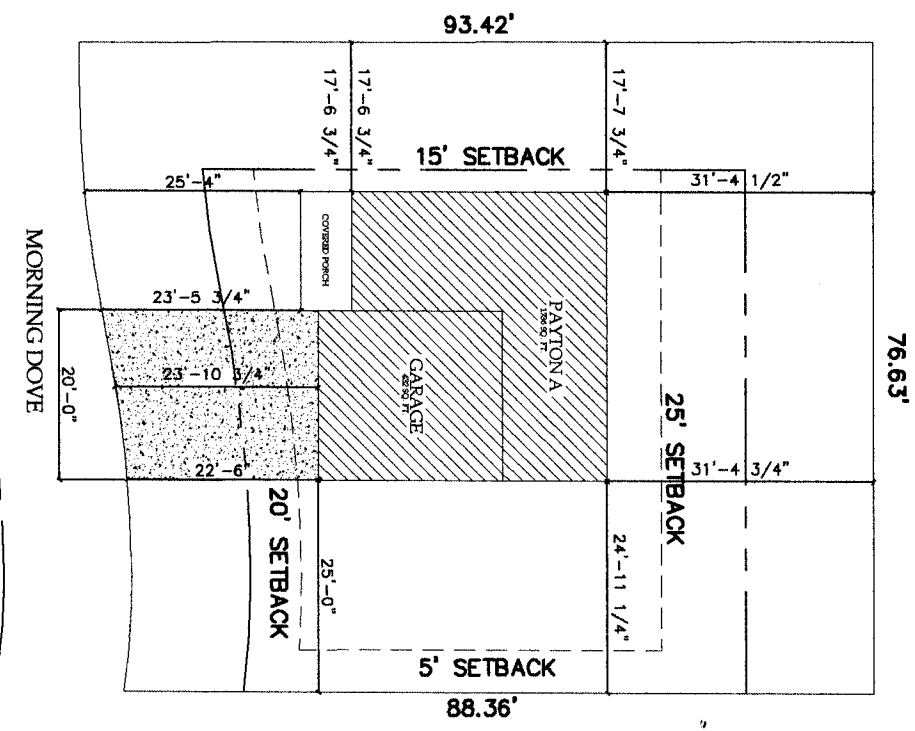
Applicant Signature [Signature] Date 1/20/04
 Department Approval H. C. Jaye Hall Date 3/1/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ CGVSD</u>
Utility Accounting <u>Vattelberry</u>	Date <u>3/1/04</u>		

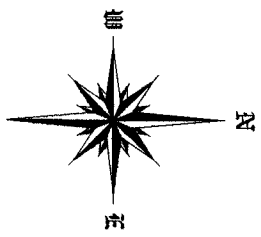
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

3/1/04
 ACCEPTED *Payton Hall*
 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.



LOT 1 BLOCK 2 CIMARRON EAST
 474 MORNING DOVE
 GRAND JUNC. COLO
 0.2 Acres.
 6899.4 Sq.ft.



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

Handwritten signature
 2/25/04

COPYRIGHT © 2000

GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504	MODEL: PAYTON A ADDRESS: 474 MORNING DOVE CITY, STATE: GRAND JUNCTION, CO.	DRAWN BY: 19	DATE: 10.23.03	REVISIONS: 19	DATE: 12.10.03	SHEET: 2	GREAT NEW HOMES PROJ. NO. 080-03 LT
	<p style="text-align: center;">GREAT NEW HOMES</p> <p style="text-align: center;">3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504</p>						