

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

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

BLDG PERMIT NO. 87448



Your Bridge to a Better Community

BLDG ADDRESS 3016 Joel Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2682
 TAX SCHEDULE NO 2943-161-12005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Cimarron East TOTAL SQ. FT. OF EXISTING & PROPOSED 2,682
 FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Bridge Prop. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3032 I-70 Bus. Loop USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single family residence
 (2) APPLICANT Grand Bridge Prop. TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 I-70 Bus. Loop Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (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' from PL, Rear 25' from PL Parking Req'mt 2
 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 12/10/02
 Department Approval [Signature] Date 12/20/02

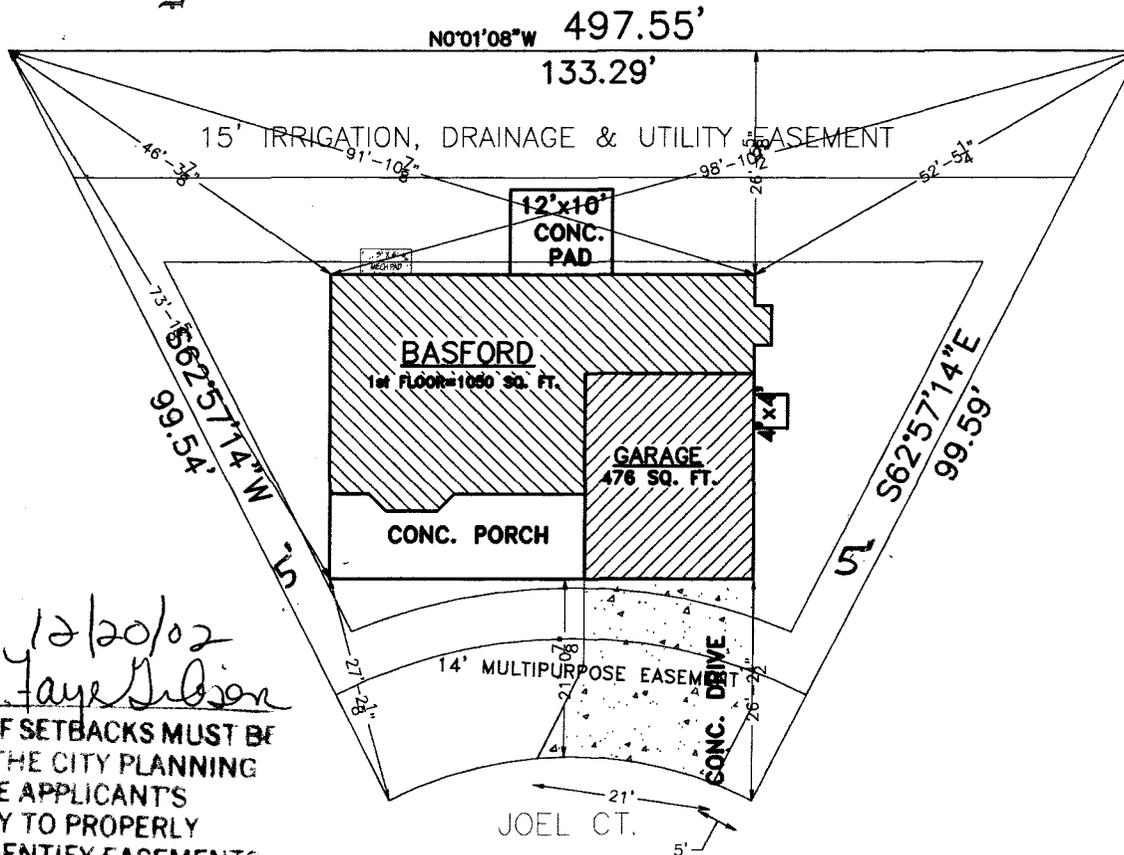
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Pl 2C6USA</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/20/02</u>		

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)



3066 JOEL CT.
 LOT 5, BLOCK 2
 0.2 Acres.
 7656.8 Sq.ft.



OK
lee
12/11/02

ACCEPTED *Cheryl Gibson* 12/20/02
 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'

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

MODEL: BASFORD
 ADDRESS: 3066 JOEL COURT
 CITY, STATE: GRAND JUNCTION, COLORADO

DRAWN BY:
 DATE:
 REVISED BY:
 JLC
 DATE:
 12-05-02
 SHEET:
2
 GREAT NEW HOMES PROJ. NO.
 10102-02 RT