

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

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

BLDG PERMIT NO. 88723



Your Bridge to a Better Community

BLDG ADDRESS 3061 Joel Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2177  
 TAX SCHEDULE NO. 2943-161-12-007 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Cimarron East TOTAL SQ. FT. OF EXISTING & PROPOSED 2177  
 FILING 1 BLK 2 LOT 7 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  
 (1) ADDRESS 3032 I-70 B USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE SFR  
 (2) APPLICANT Crest 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' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 8 TRAFFIC 57 ANNX# \_\_\_\_\_

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 3/25/03  
 Department Approval [Signature] Date 4/29/03

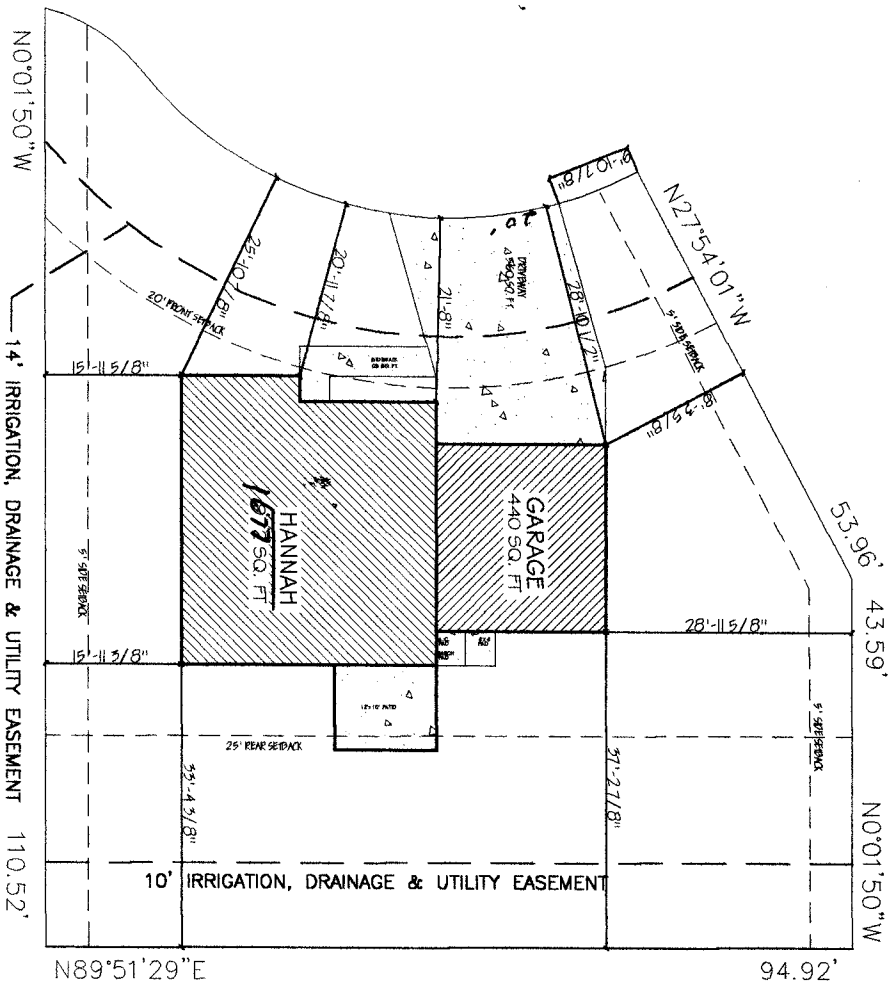
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>CGV-11 2184</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/29/03</u>

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)

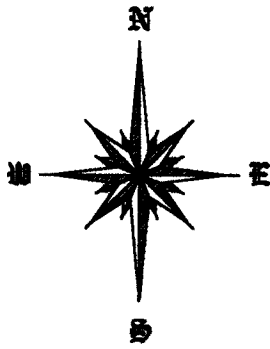
# JOEL COURT

R=47.0'



3/26/03  
 w  
 qb

PLOT PLAN  
 SCALE: 1" = 10'



LOT 7  
 0.2 Acres.  
 8169.5 Sq. ft.  
 3061 JOEL CT.  
 ACCEPTED *W. Steve Morgan 2/09/05*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES RESPONSIBLY.

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DATE 3/21/03	REVISIONS BY	DATE	SHEET 2	MODEL: HANNAN ADDRESS: 3061 JOEL CT. CITY, STATE: GRAND JUNCTION, CO.	<b>GREAT NEW HOMES</b> 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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