

|        |        |
|--------|--------|
| 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 3062 Jewel Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2036  
 TAX SCHEDULE NO. 2543-161-12-014 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Cambrian East TOTAL SQ. FT. OF EXISTING & PROPOSED 2036  
 FILING 1 BLK 2 LOT 14  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Surbell Environmental Corp  
 (1) ADDRESS 3032 I-70 B USE OF EXISTING BUILDINGS SFR  
 (1) TELEPHONE 434-4616  
 (2) APPLICANT Crest Services DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) ADDRESS 3032 I-70 B TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 434-4616  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 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 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).

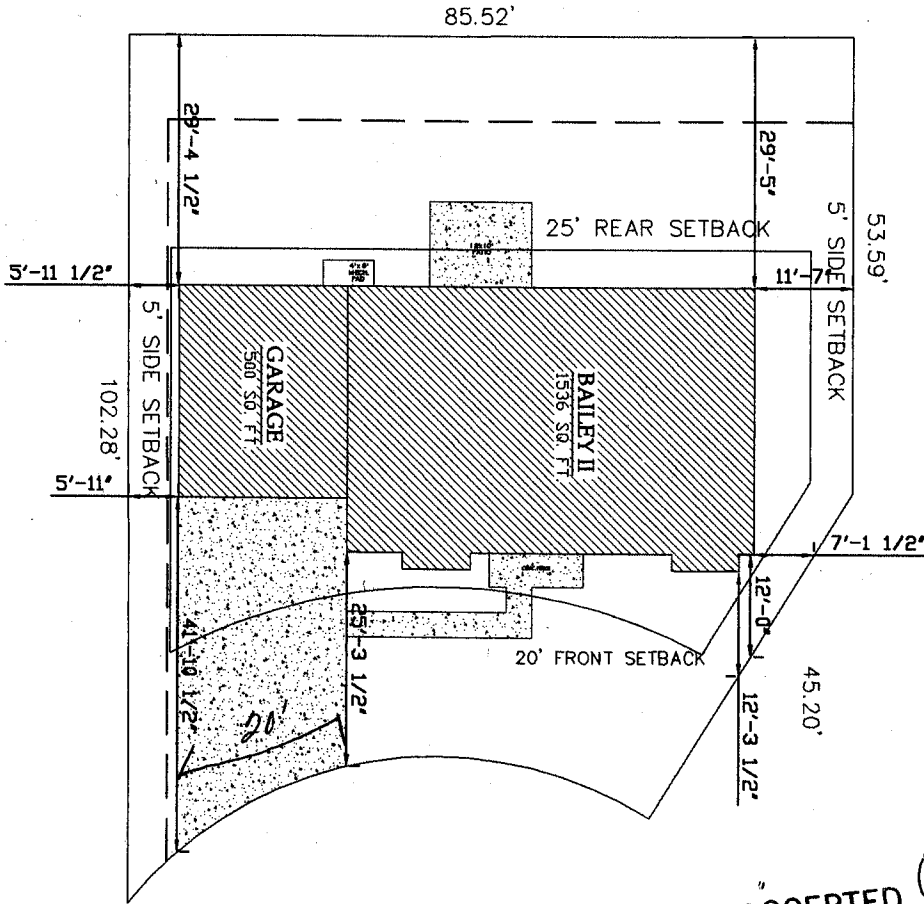
Applicant Signature \_\_\_\_\_ Date 1/23/04  
 Department Approval [Signature] Date 1/23/04

|  |   |      |                     |
|--|---|------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO   | W/O No. <u>2334</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      | Date | <u>1-23-04</u>      |

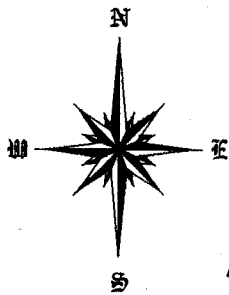
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

20' IRRIGATION, DRAINAGE &  
UTILITY EASEMENT



11/23/04  
ACCEPTED *C. Faye 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.



*Drive OK  
Red Davis  
1-23-04*

LOT 14 BLOCK 2 CIMARRON EAST  
3062 JOEL COURT  
GRAND JUNCTION, COLORADO

72125 Sq.ft.

SETBACKS  
20' FRONT  
10' REAR  
5' SIDE

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|  |          |                          |                         |                        |   |   |
|--|----------|--------------------------|-------------------------|------------------------|---|---|
| <p>GREAT NEW HOMES<br/>PROJ. NO.<br/>085-08<br/>LT</p> | <p>2</p> | <p>DATE<br/>12/03/03</p> | <p>REVISIONS<br/>15</p> | <p>DRAWN BY<br/>19</p> | <p>MODEL: BAILEY II<br/>ADDRESS: 3062 JOEL CT.<br/>CITY, STATE: GRAND JUNCTION, CO.</p> | <p>GREAT NEW HOMES<br/>3032 I-70 BUSINESS LOOP<br/>GRAND JCT. COLO. 81504</p> |
|--|----------|--------------------------|-------------------------|------------------------|---|---|