

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 3064 Joel Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2168

TAX SCHEDULE NO. 2943-161-12-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CIMARRON EAST TOTAL SQ. FT. OF EXISTING & PROPOSED 2168

FILING _____ BLK 2 LOT 4

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 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:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 3032 I-70 B

(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 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 [Signature] Date 1/20/04

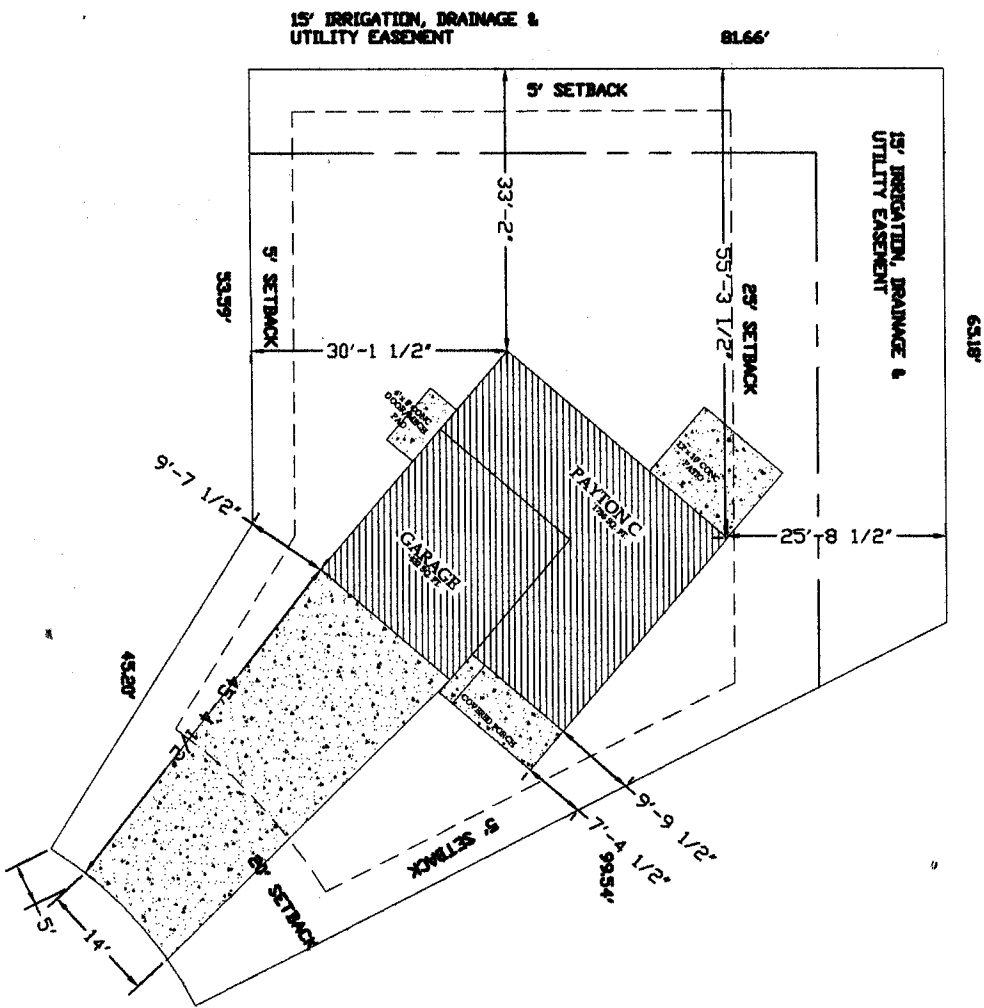
Department Approval NA Clay Hall Date 2/10/04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>GV# 347</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/10/04</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)

Revised *Nishi Nagam* 2-17-04
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.



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in
 2/17/04



LOT 4 BLOCK 2 CIMARRON EAST
 3064 JOEL COURT
 GRAND JUNC. COLO
 7726.9 Sq.Ft.

SETBACK SUMMARY
 Front Yard - 5'
 Side Yard - 5'
 Side Yard - 3'
 Rear Yard - 25'
 Rear Yard - 10'

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GREAT NEW HOMES P.O. BOX 104 GRAND JCT. CO. 81504	2	DATE: 12/09/03 SHEET: 15	REVISIONS	DATE: 12/09/03	DESIGNED BY: [blank]	MODEL: "C" ADDRESS: 3064 JOEL CT. CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
			DRAWN BY: [blank]	DATE: [blank]	DATE: [blank]		