

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3064 Joel Ct
 Parcel No. 2943-161-12-004
 Subdivision Limarron East
 Filing _____ Block 2 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1760 Sq. Ft. Proposed 360
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Bradley Hilken
 Address 3064 Joel Ct
 City / State / Zip Grand Junction Co 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Sun ROOM

APPLICANT INFORMATION:

Name Bradley Hilken
 Address 3064 Joel Ct
 City / State / Zip Grand Junction Co 81504
 Telephone 970-523-9883

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

OCT 03 2005
DATA
TB

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).

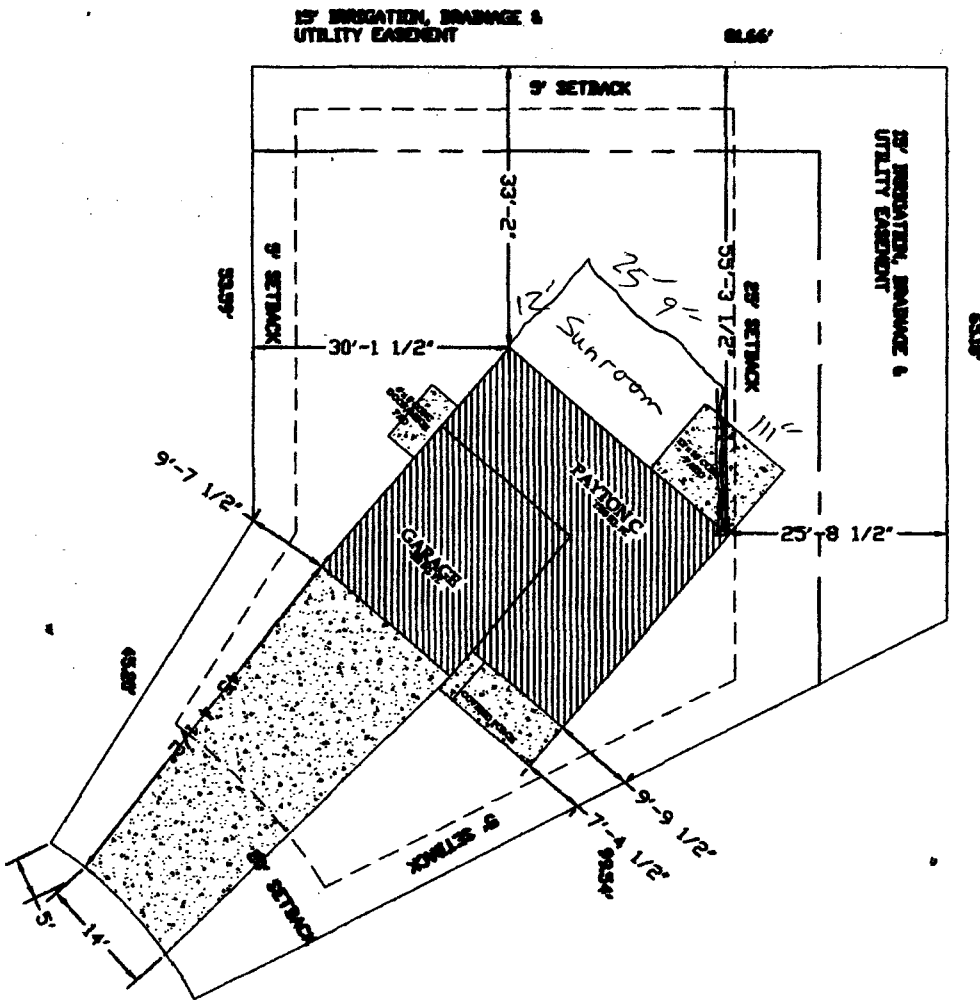
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bradley Hilken Date 10-3-05
 Department Approval Gayle Henderson Date 10-3-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Bensley</u>	Date <u>10/3/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

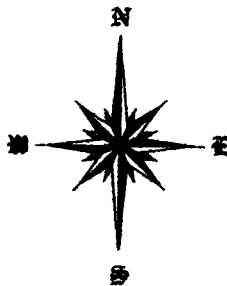
Revised *Nicki Morgan* 2-17
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



LOT 4 BLOCK 2 CINTRON EAST

2644 JOEL COURT
 GRAND JUNCTION, COLO.

7786.9 SQ.FT.



SETBACK SUMMARY

Front Yard	Side Yard	Rear Yard
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"
9'-0"	5'-0"	5'-0"

OK
in
 2/17/04

10-3-05
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.

Gayleen Henderson

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GREAT NEW HOMES MODEL: PAYTON "C" ADDRESS: 3064 JOEL CT. CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3052 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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