

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Steele 3-42840

Building Address 3066 JOEL CT.
 Parcel No. 2943-161-12-005
 Subdivision CIMARRON EAST
 Filing _____ Block 2 Lot 5

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2200 Sq. Ft. Proposed 90
 Sq. Ft. of Lot / Parcel .174 ACRE
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2238
 Height of Proposed Structure 9'

OWNER INFORMATION:

Name William J COX
 Address 3066 JOEL CT.
 City / State / Zip G.J. CO 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): PERMO COVER CONCRETE SLAB ONLY
 *TYPE OF HOME PROPOSED: N/A
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

APPLICANT INFORMATION:

Name FAITH CONST.
 Address 504 28 1/2 RD.
 City / State / Zip G.J. CO 81501
 Telephone 970-241-3214

NOTES: NO WTR / SWR CHANGE

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 _____
 Side 5/3 from PL Rear 25/10 from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Special Conditions Slab only
 Voting District C Driveway Location Approval _____
 (Engineer's Initials)

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).

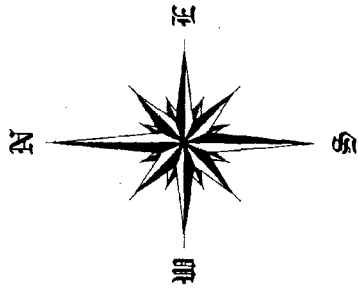
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature FOR PAUL HOWARD Date 10-30-07

Department Approval Gayleen Henderson Date 10-30-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR / SWR CHANGE</u>
Utility Accounting <u>✓</u>	Date <u>10/30/07</u>		

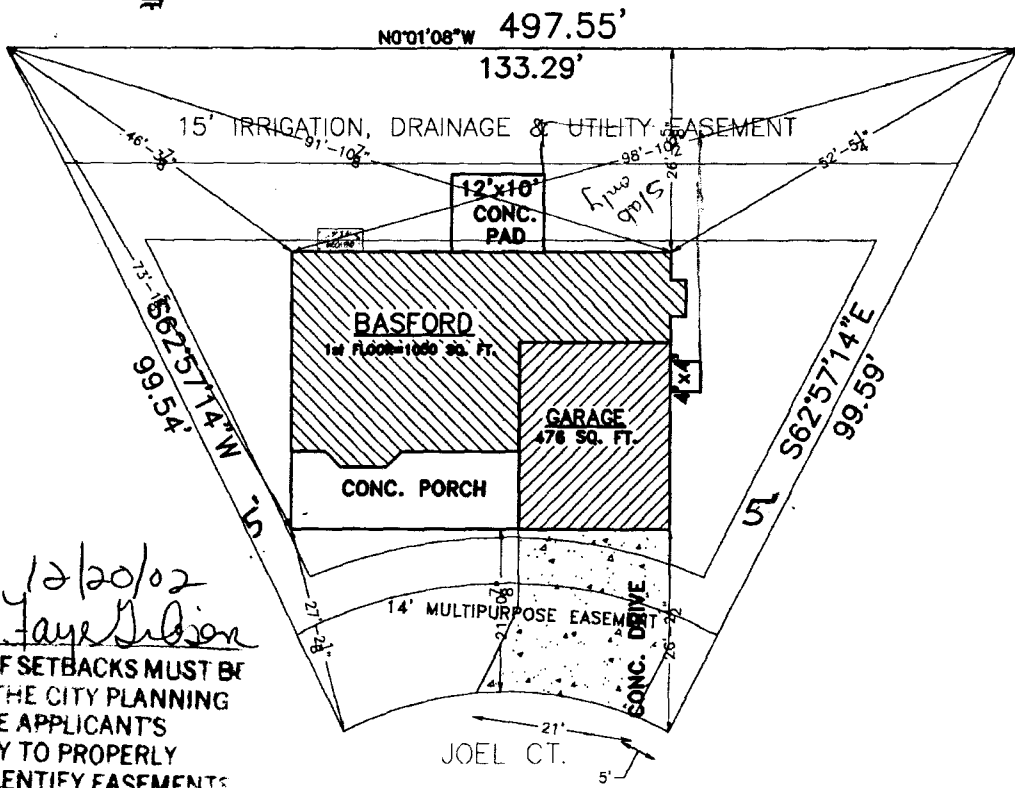
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



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

10-30-07
Gayle Anderson

BACKS MUST BE
 PLANNING
 DEPARTMENTS
 PROPERLY
 EASEMENTS



12/20/02
Cheryl Wilson
 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

OK
 CW
 12/11/02

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:
 J.C.

DATE:
 12-05-02

SHEET:
2

GREAT NEW HOMES
 PROJ. NO.
 10102.02
 RT