

FEE \$ 10.5  
 TCP \$ 1052.63  
 SIF \$ 292.5



BLDG PERMIT NO. 102451

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2562 Trails End Ct TAX SCHEDULE NO. 2945-031-44-012  
 SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300  
 FILING 1 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) /  
 (1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3032-170B. Loop  
 (1) TELEPHONE 434-4614 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS New residence  
 (2) ADDRESS 3032 F-70 Bus. Loop DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 434-4614 New Construction/Singer Family

**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 PR 3.7 Maximum coverage of lot by structures       
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or      from center of ROW, whichever is greater  
 Side 7.5' from PL Rear 20' from PL Special Conditions       
 Maximum Height 30'  
 CENSUS 10 TRAFFIC 19 ANN#     

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

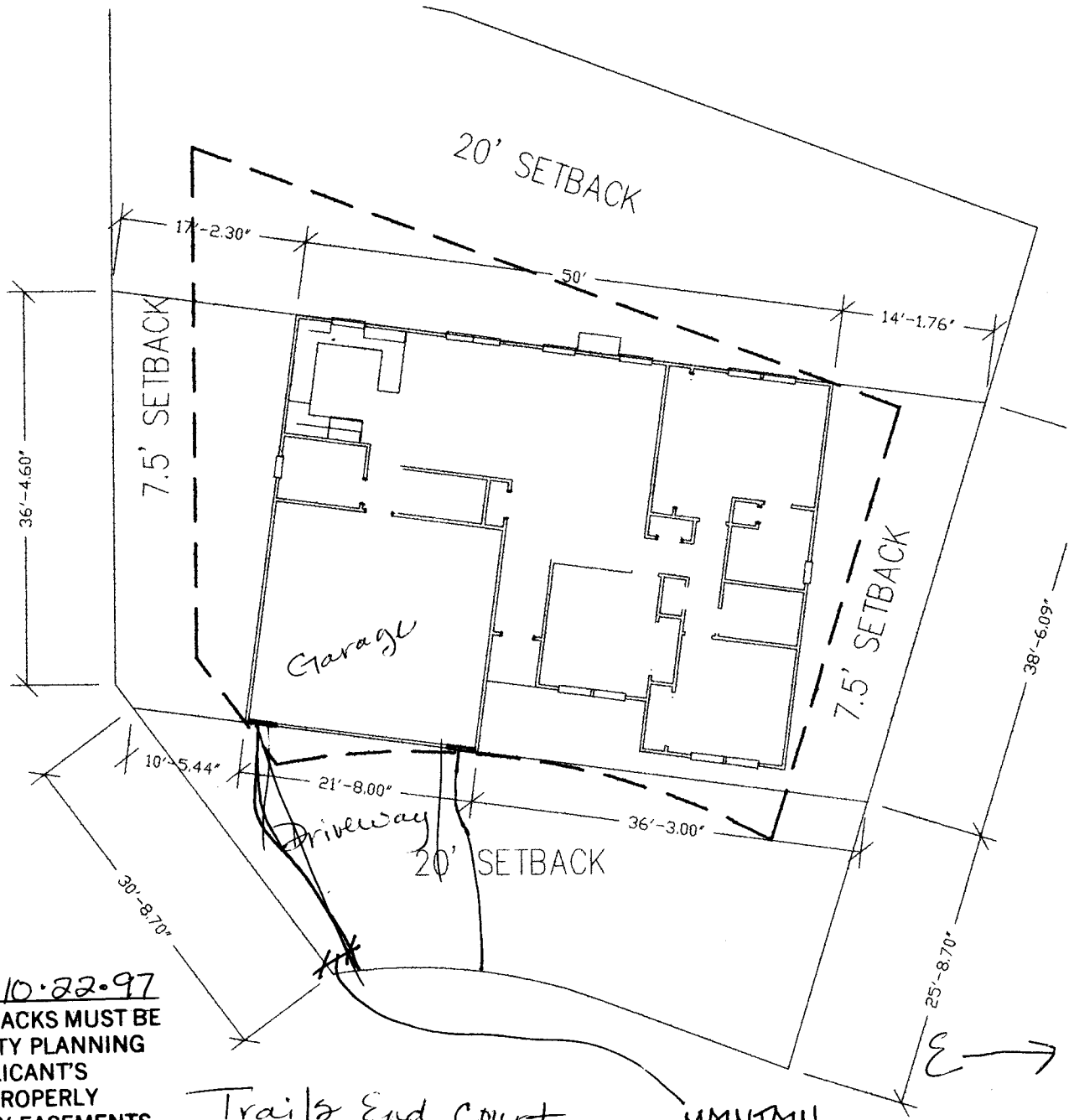
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/15/97  
 Department Approval [Signature] Date 10.22.97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10643  
 Utility Accounting [Signature] Date 10-22-97

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)



ACCEPTED SLC 10-22-97  
 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.

Trails End Court.

MAINTAIN  
 AS MUCH SEPARATION  
 FROM THE AT STREET  
 AS POSSIBLE

Cimarron North Subdivision  
 Lot 12 BIK, 1  
 2745-031-44-012

DEWEWAY LOCATION OK.  
 W. Chhede 10/15/97