

FEE \$	10 ⁰⁰
TCP \$	1052 ⁶³
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 102580

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

C

BLDG ADDRESS 2503 Trails End CT TAX SCHEDULE NO. 2945-031-44-007
 SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1332
 FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 B. loop NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4614 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Great New Homes DESCRIPTION OF WORK AND INTENDED USE: new
 (2) ADDRESS 3032 I-70 B. loop Const. Single Family Res.
 (2) TELEPHONE 434-4614

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 30' on F 1/2 Special Conditions _____
 from PL 20' next to Kay
 Maximum Height 30' CENSUS 10 TRAFFIC 19 ANNEX# _____

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 10/1/97
 Department Approval [Signature] Date 11.5.97

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10680
 Utility Accounting [Signature] Date 11/5/97

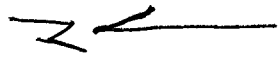
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Cimarron North
Lot 7 BK 1 filing 1

25U3-D31-44-007

115.16'



ACCEPTED SLC 11.5.97
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.

DRIVENAY LOCATION
O.K.

KL Ashlock 10/23/97

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