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|--------|---------|
| FEE \$ | 40.00   |
| TCP \$ | 1052.63 |
| SIF \$ | 292.00  |

pd  
w/ original  
2558  
(See attached)



BLDG PERMIT NO. 61192

**PLANNING CLEARANCE**

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

BLDG ADDRESS 25107 Trails End Ct. TAX SCHEDULE NO. 2945-031-01-015

SUBDIVISION Amaron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1507

FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 B. Loop

(1) TELEPHONE 434-4616 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Great New Homes USE OF EXISTING BLDGS New Home

(2) ADDRESS 3032 I-70 B. LOOP DESCRIPTION OF WORK AND INTENDED USE: Single Family Dwelling

(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 PR-3.7 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Parking Req't 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 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 Adrian Bouget M Date 8/6/97

Department Approval Marcia Rabideaux Date 8-7-97

Additional water and/or sewer tap fees are required: YES  NO \_\_\_\_\_ W/O No. 10448

Utility Accounting Plams Date 8-7-97

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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ]
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). [ ]
4. All EASEMENTS or RIGHTS-OF-WAY on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

