

FEE \$	10 <sup>00</sup>
TCP \$	1052.63
SIF \$	292.00

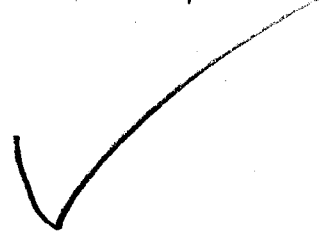


BLDG PERMIT NO. 61194

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS 25108 Trails End Ct TAX SCHEDULE NO. 2945-031-00-171

SUBDIVISION Cimmaron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING 1 BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: 3 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 B. Loop NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-4614 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Great New Homes DESCRIPTION OF WORK AND INTENDED USE: New Single Family Construction

(2) ADDRESS 3032 I-70 B. Loop

(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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 25' from PL Rear 30' 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 7/23/97

Department Approval [Signature] Date 7/25/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10398

Utility Accounting [Signature] Date 7-25-97

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

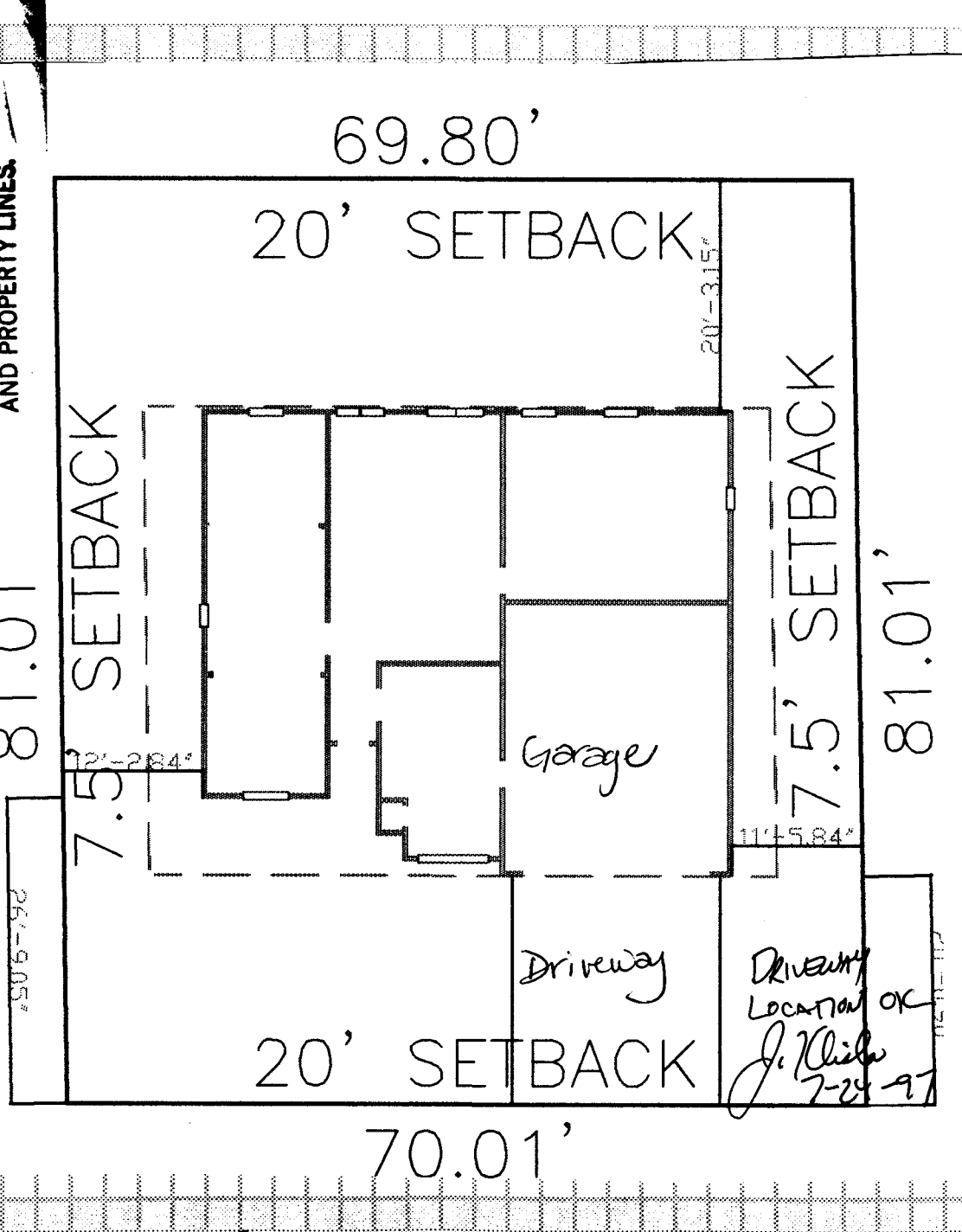
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**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.

ACCEPTED SAC 7/25/97  
 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.



2568