

FEE \$	10.00
TCP \$	1052.03
SIF \$	292.00



BLDG PERMIT NO. 02732

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2571 Trails End Ct TAX SCHEDULE NO. 2945-031-44-003
 SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1397
 FILING 1 BLK 1 LOT B SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Great New Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3033 I-70 Bus. 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 Single Family
 (2) ADDRESS 3033 I-70 Bus. Loop DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 434-4614 Construction Single Fam. Res

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 PR3.7 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' 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 10/31/97

Department Approval [Signature] Date 11-6-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10683

Utility Accounting [Signature] Date 11-6-97

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 AND PROPERTY LINES AND EASEMENTS []

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY PROPERTY
 AND PROPERTY LINES AND EASEMENTS

5/20/11-6-97

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW IN HIS DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMITS

