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BLDG PERMIT NO. U2737

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

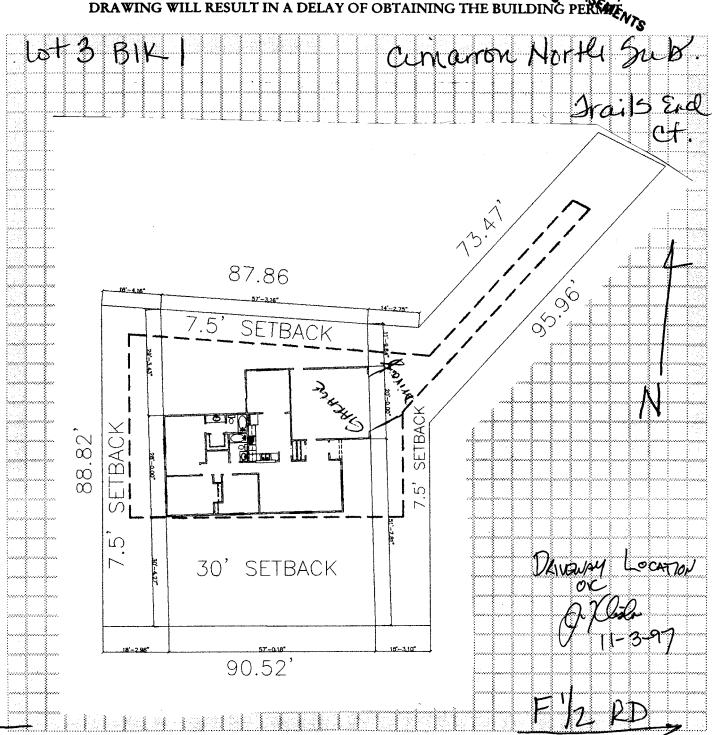
<u>Community Development Department</u>

BLDG ADDRESS 2571 Ivail's End Ct	TAX SCHEDULE NO. 3445-031-44-003
SUBDIVISION Cimarron Morte	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1397
FILING BLK LOT B	SQ. FT. OF EXISTING BLDG(S)
(1) OWNER Abest The Horses (1) ADDRESS 3032 I-70 Bus, was	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) TELEPHONE A34-ALOILE	NO. OF BLDGS ON PARCEL BEFORE: THIS CONSTRUCTION
(2) APPLICANT PLEAT New Hornes	USE OF EXISTING BLDGS Single Farkily
(2) ADDRESS 3030 T 10 DUS LONG	DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 434-4Lei4	Construction Engli Garn Tres
REQUIRED: One plot plan, on 8 ½" 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 CO	DMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘
ZONE PR3.7	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	Parking Req'mt
Side 7.5 from PL Rear 30 from P	Special Conditions
$O \otimes I$	
Maximum Height	CENSUS \ \ \ \ \ \ TRAFFIC \ \ \ \ \ ANNX#
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 the information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature (13) Dout	Date 10/31/97
Department Approval Sunta F	TELLO Date // 6 14/
Additional water and/or sewer tap fee(s) are required: Y	ES
Utility Accounting Keelland	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) (Pin	k: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOY PLEASE NEATLY DRAW A SITE PLAN SHOWING:

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

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



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