

FEE \$	<u>10</u>
TCP \$	<u> </u>
SIF \$	<u> </u>

TR-84092
1-5-98



BLDG PERMIT NO. 63472

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2471 Cimarron Drive TAX SCHEDULE NO. 2701-334-17-002
 SUBDIVISION North Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2084
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Centurion Contractors NO. OF DWELLING UNITS
Crunk Construction BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 642 R. rd. Mack, Co.
 (1) TELEPHONE 855-3491 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Centurion Contractors USE OF EXISTING BLDGS N/A
 (2) ADDRESS 642 R. rd. Mack, Co. DESCRIPTION OF WORK AND INTENDED USE: construction
 (2) TELEPHONE 855-3491 of single family dwelling

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-4.1 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 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 9 TRAFFIC 4 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 Jacob W. Crunk Date 12-31-97
 Department Approval Antonia Costello Date 1-5-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10847 TR84178
 Utility Accounting Richardson Date 1-12-98

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)

80.00' N89°57'57"W

10' drainage easement

Plot Plan

Scale: 1" = 10'

Lot 2, Block 1, Filing 1
North Valley Subdivision

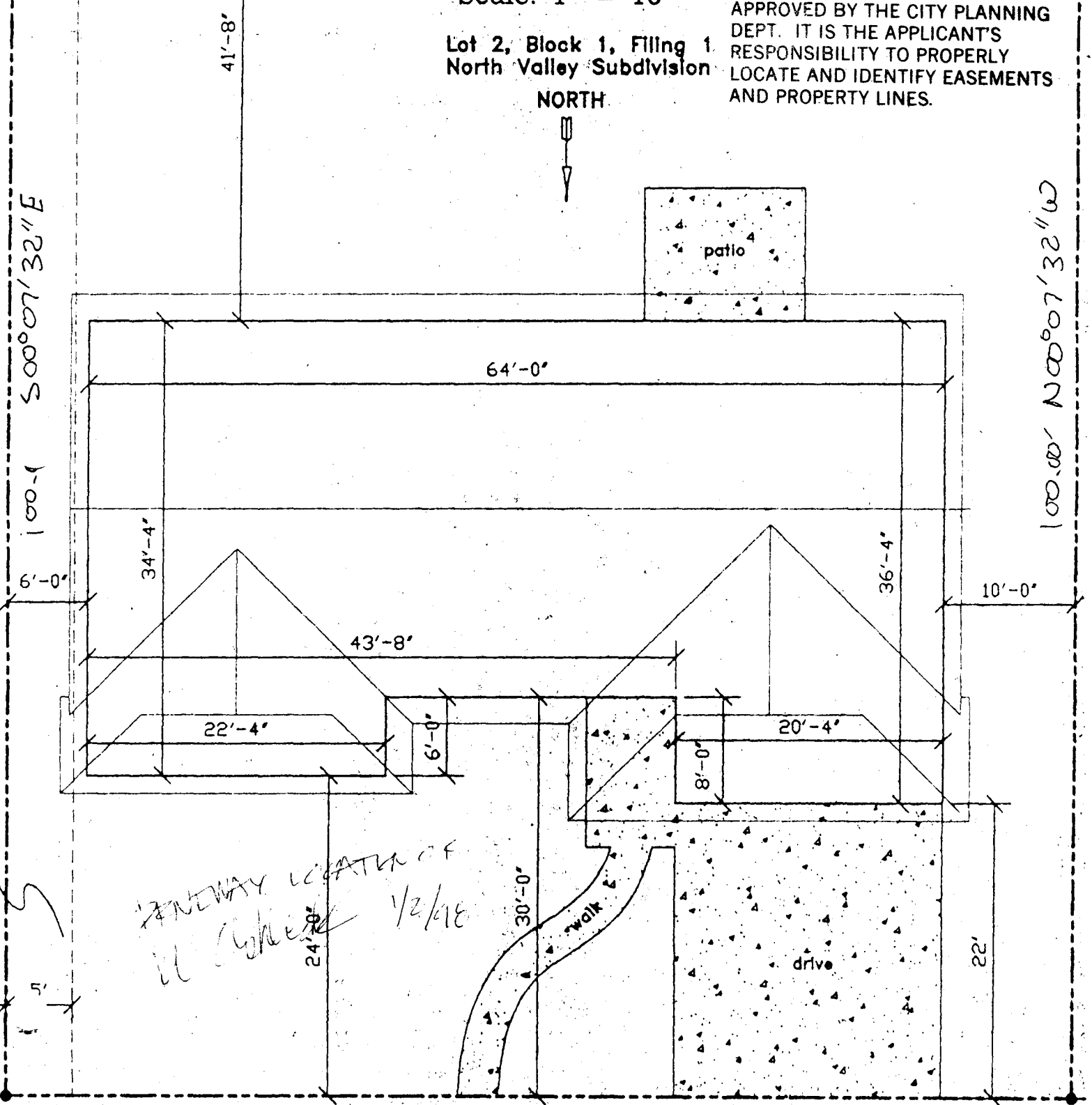
NORTH



ACCEPTED SLC 1.5.98
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.

100.00' S00°07'32"E

100.00' N00°07'32"W



*RENEWAL LOCATED OF
W. COHEN 1/2/98*

80.00' S89°57'57"E

2471 CIMARRON DRIVE

12/31/97

North Valley Architectural Control
has approved plans for Lot 2
Block 1 North Valley Subd. #1.

Chris Casper