

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

BLDG PERMIT NO. 10-1129

SIF-292

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2559 Trails End TAX SCHEDULE NO. 2945-031-44-009  
 SUBDIVISION Cin. North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1270  
 FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Great New Homes NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3032 E-TO Buss. 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 New Residence  
 (2) ADDRESS 3032 E-TO Buss. Loop DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 434-4614

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about 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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7.5 from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 30  
 CENSUS TRACT 10 TRAFFIC ZONE 19

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 Ashlee Brungton Date 2/25/98

Department Approval Santa Costello Date 3-11-98

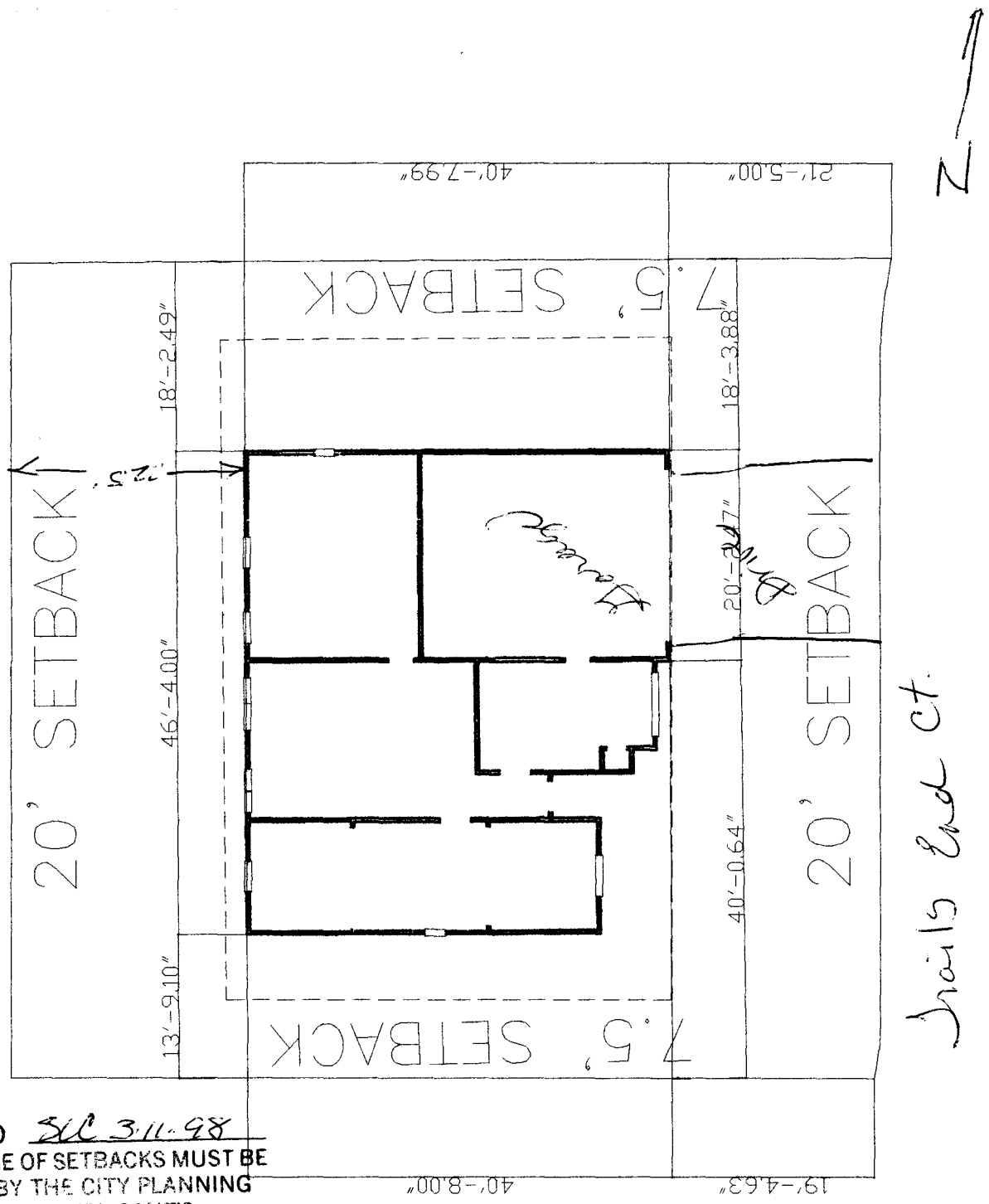
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11060

Utility Accounting Nobi Ceeholt Date 3-11-98

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)

2945-031-44-009  
 Lot 9 BIK 1 Filing 1  
 Camarron North  
 Subdivision



Harris End Ct.

ACCEPTED SLC 3.11.98  
 A 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.

PERMANENT LOCATION O.K.  
 U Ashbeck 2/26/98