

FEE \$ 10.00  
 TCP \$ 1052.63  
 SIF \$ 292.00



BLDG PERMIT NO. 03703

= 1354.63

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 25110 Trails End TAX SCHEDULE NO. 2945-031-44-011

SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1524

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Preat New Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 Bus. loop

(1) TELEPHONE 434-4616 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Preat New Homes USE OF EXISTING BLDGS Single Fam. Res.

(2) ADDRESS 3032 I-70 Bus. loop DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE 434-4616 Constr. for single fam. 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-3.7

Maximum coverage of lot by structures     

SETBACKS: Front 20' from property line (PL) or      from center of ROW, whichever is greater

Parking Req'mt 2

Side 7.5' from PL Rear 20' 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 1/29/98

Department Approval [Signature] Date 2-13-98

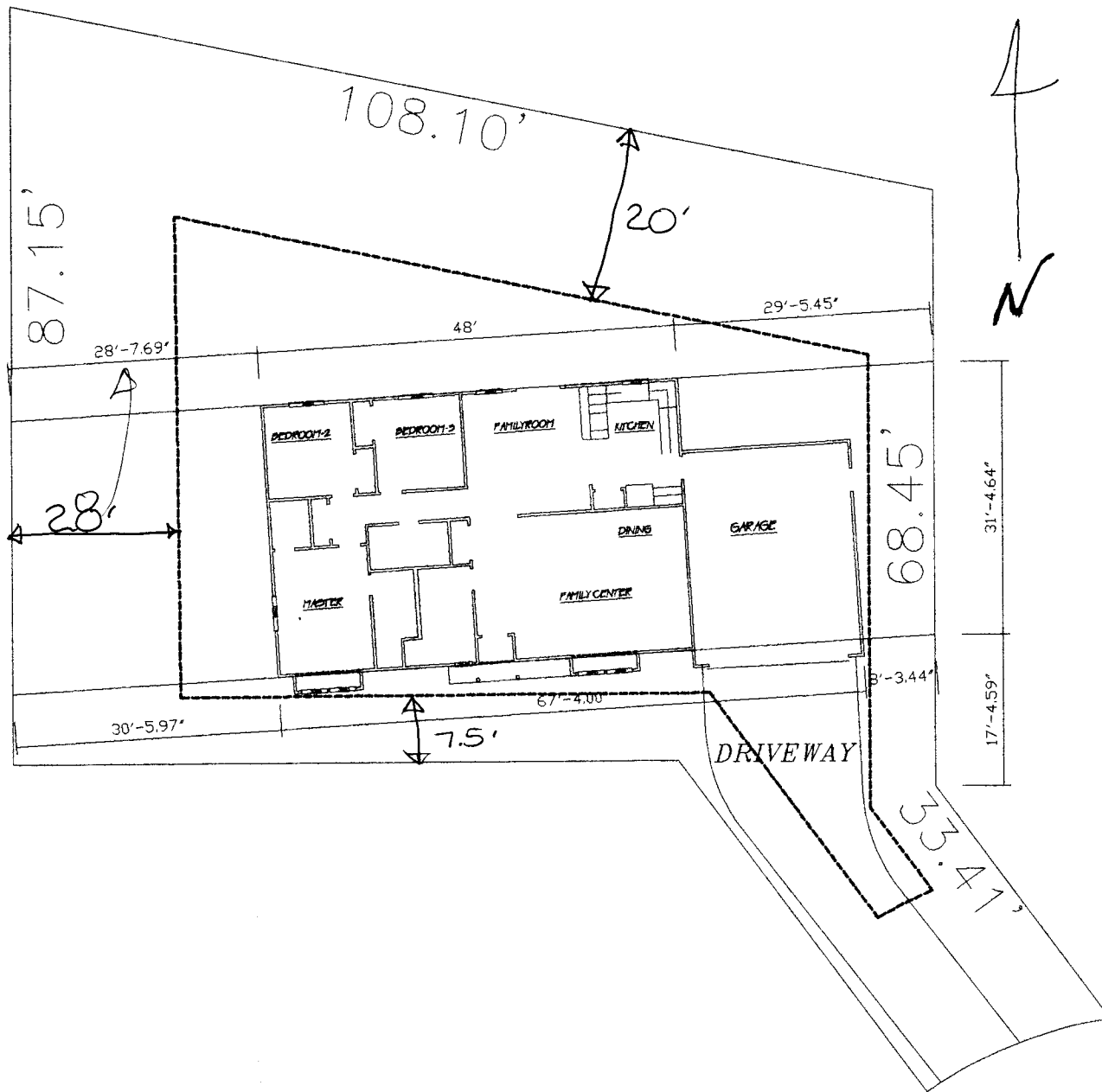
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11002

Utility Accounting [Signature] Date 2-13-98

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)

2560 Trails End Ct.  
 2945-031-44-011 Lot 11  
 Block 1 Filing 1



ACCEPTED KV 2-13-98 <sup>(Per SC)</sup>  
 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.

DRIVEWAY LOCATION  
 O.K.  
 KJ [Signature]  
 1/29/98