

FEE \$ 10.00
TCP \$ 1052.03
SIF \$ 297.00



BLDG PERMIT NO. 02439

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 25164 Trails End TAX SCHEDULE NO. 8945-031-44-013  
 SUBDIVISION Cim. North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1270  
 FILING 1 BLK 1 LOT 13 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 I-70 Buss. Loop  
 (1) TELEPHONE (970) 434-4614 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS New S/F Residence  
 (2) ADDRESS 3032 I-70 Buss. Loop DESCRIPTION OF WORK AND INTENDED USE: ↓  
 (2) TELEPHONE (970) 434-4614

**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) 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 10 TRAFFIC 19 ANNEX# \_\_\_\_\_

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 3-19-98  
 Department Approval [Signature] Date 3-30-98

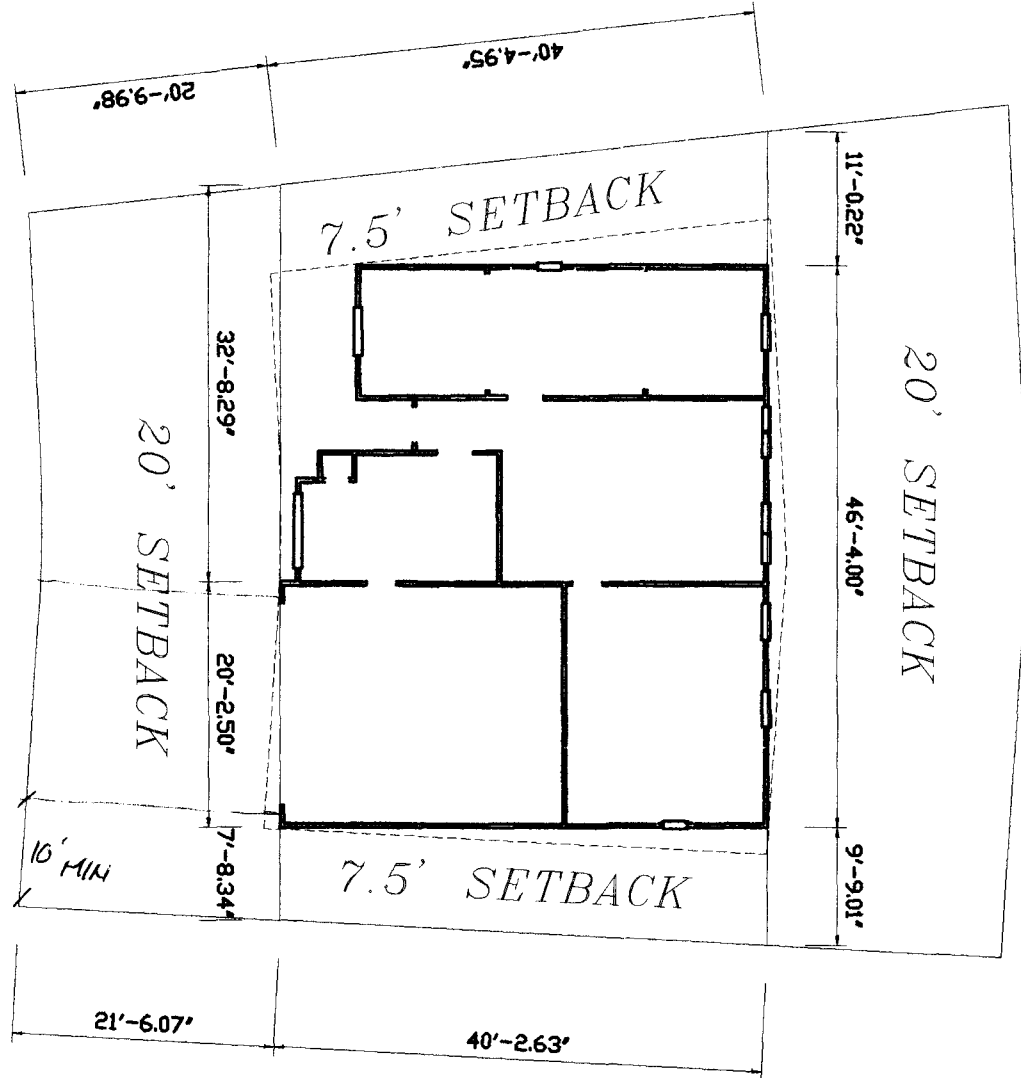
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11105  
 Utility Accounting [Signature] Date 3-30-98

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)

ACCEPTED *KV 3-30-98*  
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.

2564 Trails End Ct.  
lot 13 Blk 1 Fl. 1  
Cimarron North  
2945-031-44-013



DRIVEWAY LOCATION O.K.  
*KV Ashland*  
3/23/98