

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 63944

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2569 Trails End Ct TAX SCHEDULE NO. 2945 031-00-171

SUBDIVISION Cim. North SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 130 (House) 473 (gord)

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

(1) ADDRESS 3032 I-70 Bus. Loop

(1) TELEPHONE 434-4014 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Great New Homes USE OF EXISTING BLDGS Remodel for new residence

(2) ADDRESS 3032 I-70 Bus. Loop DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 434-4014

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 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 \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7.5' from PL Rear 20' from PL Special Conditions existing house on parcel - no TCP req'd

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 Ashley Broughton Date 2/12/98

Department Approval Santa Costello Date 3.12.98

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

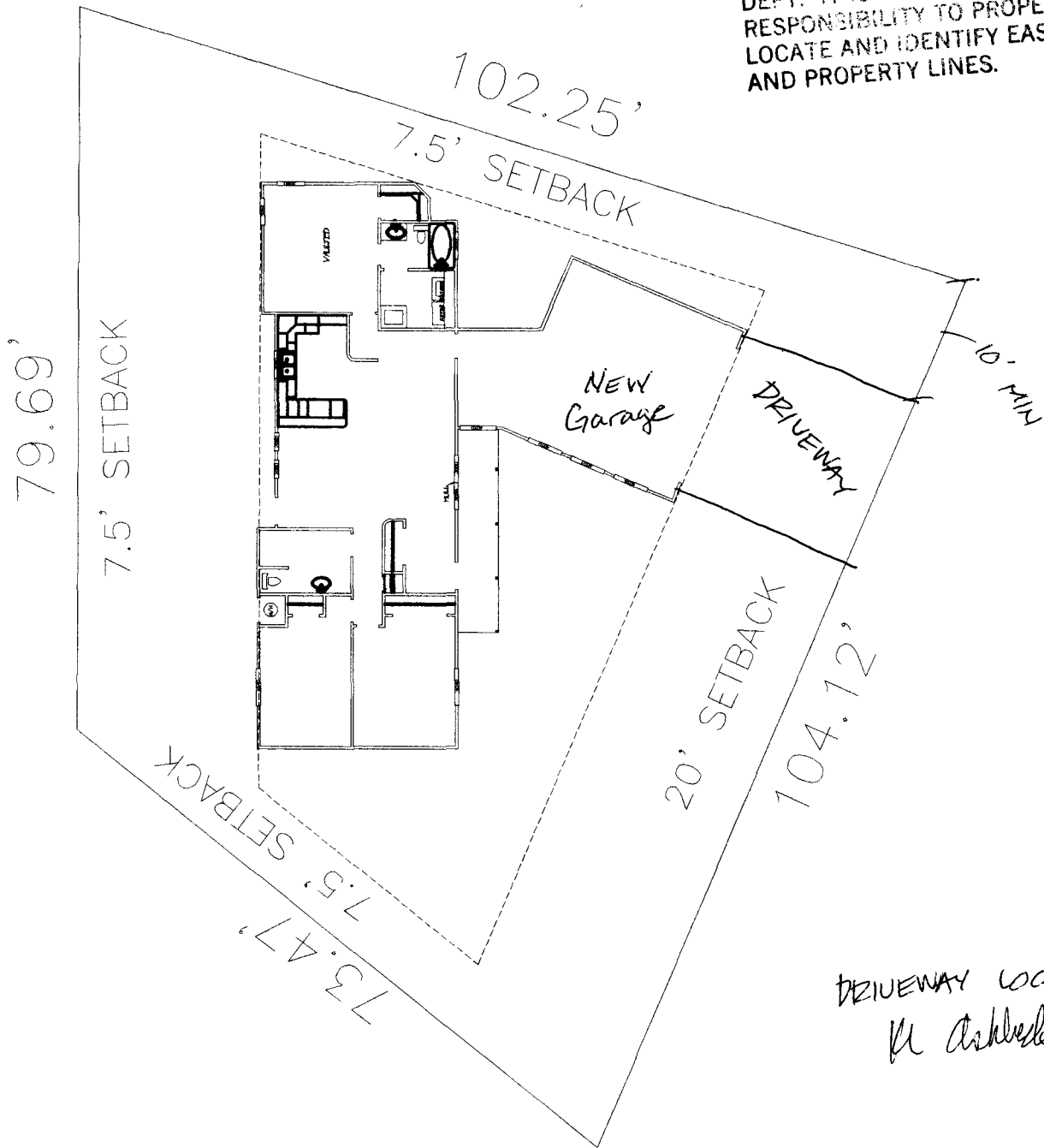
Utility Accounting Dodi Overholt Date 3-12-98

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)

Cimarron North  
2549 Trails End Ct.  
2945-031-00-171  
lot 4 BK1 Flung 1

ACCEPTED SUC 3.12.98  
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.



DRIVEWAY LOCATED OK  
M Ashlock 2/18/98