

FEE \$	1000
TCP \$	1052.63
SIF \$	292.00



BLDG PERMIT NO. 65041

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2570 Trail End Ct TAX SCHEDULE NO. 2945-031-44-016
 SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,311.
 FILING _____ BLK 1 LOT 116 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 Business Loop NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE (970) 434-4616 USE OF EXISTING BLDGS _____
 (2) APPLICANT Great New Homes DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS 3032 I 70 Business Loop 5/7 Residence
 (2) TELEPHONE (970) 434-4616

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~~ 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).

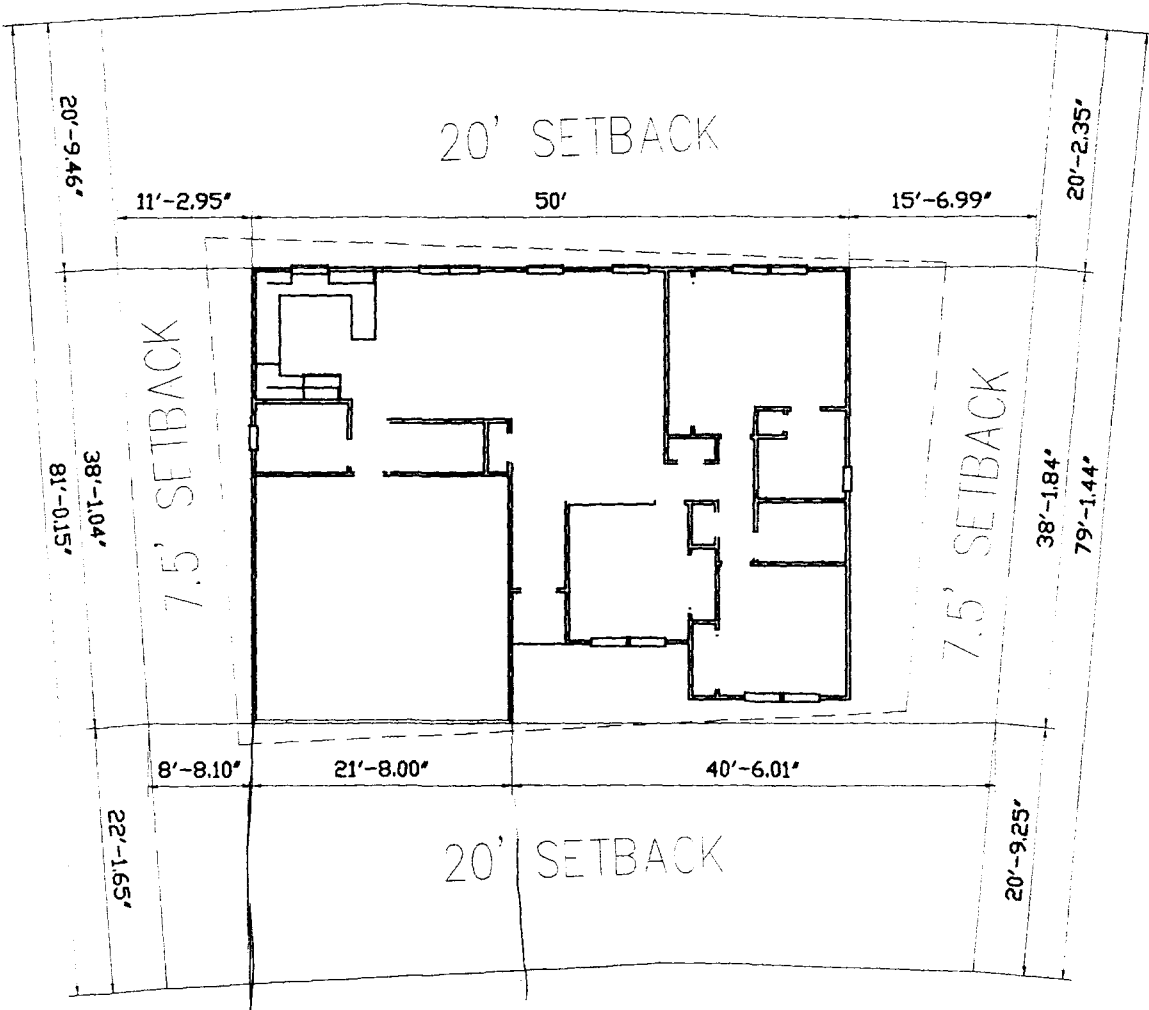
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jul A. Walsh Date 04/30/98
 Department Approval K. Valdez Date 5-14-98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11297
 Utility Accounting Cheryl Anderson Date 5-14-98 IR 85070

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)

2570 Trails End.
Cameron North Subdivision



ACCEPTED *XV 5-1498*
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.

TRINITY LOCATION
O.K.
KL Ashbeck
5/1/98