

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



BLDG PERMIT NO. 62440

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2573 Trails End TAX SCHEDULE NO. 2945-031-44-002
 SUBDIVISION Cin Norte SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1348
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) Ø
 (1) OWNER Great Npc Homes NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 Bus Loop
 (1) TELEPHONE (970) 434-4666 NO. OF BLDGS ON PARCEL
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great Npc Homes USE OF EXISTING BLDGS S/F Residence
 (2) ADDRESS 3032 I-70 Bus Loop DESCRIPTION OF WORK AND INTENDED USE: ↓
 (2) TELEPHONE (970) 434-4666

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 30' 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

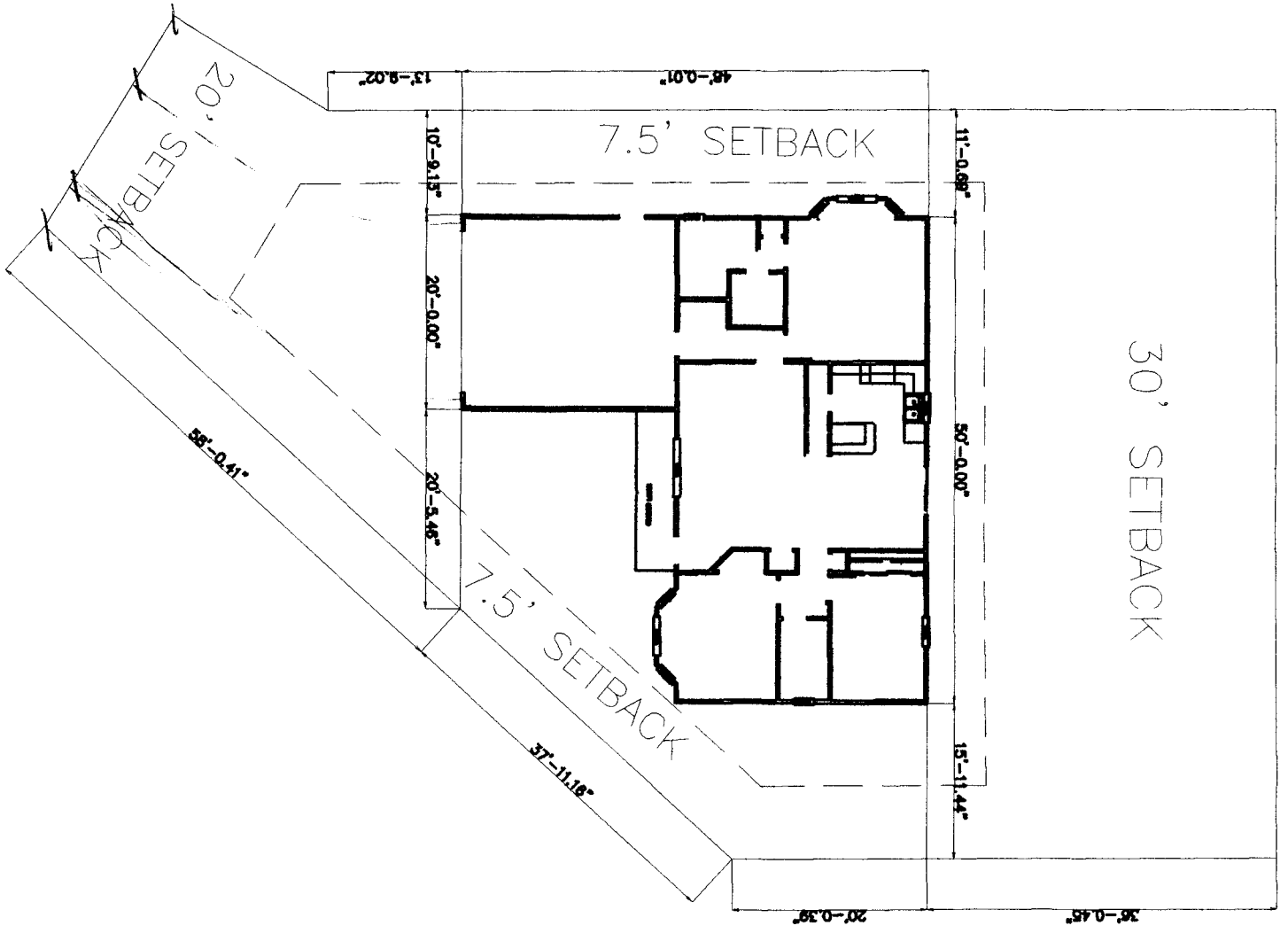
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11104
 Utility Accounting [Signature] Date 3-30-98

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)

2945-031-44-002
Lot 2 DR1 Fil 1
2573 Trails End
Cimarron North.

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.



DRIVEWAY LOCATION OK
M Ashlock 3/23/98