

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



BLDG PERMIT NO. 68498

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

1354.63

BLDG ADDRESS 2558 Trails End Ct. TAX SCHEDULE NO. 2945-031-44-010

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

FILING 1 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Granite Ridge Properties NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 Business Loop

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

(2) APPLICANT Great New Homes USE OF EXISTING BLDGS Residence

(2) ADDRESS 3032 I-70 Business Loop DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 434-4616 Single Family Residence

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't 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 2-8-99

Department Approval [Signature] Date 2-16-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. # 11937 TR 88607

Utility Accounting [Signature] Date 2-16-99

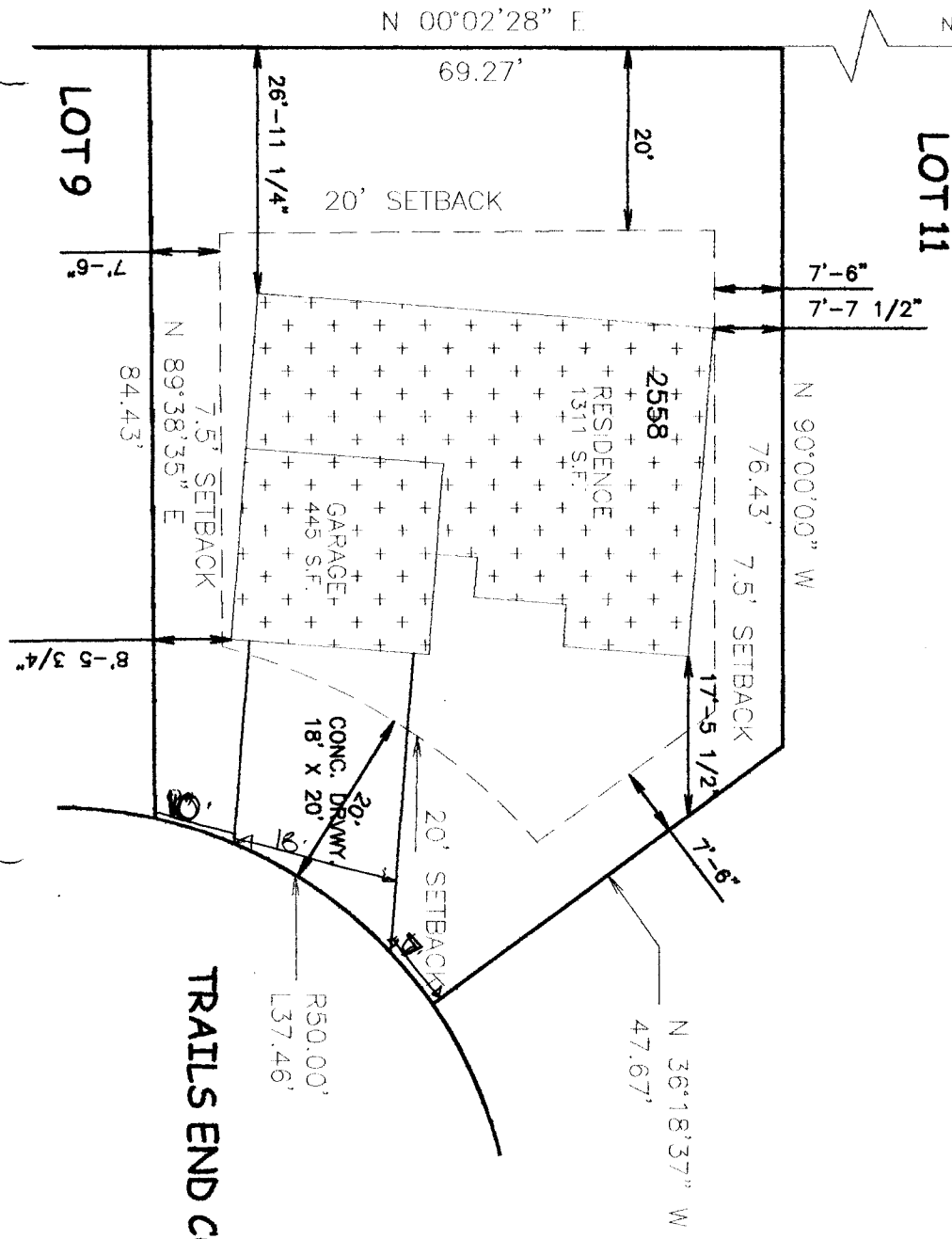
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CAP ON #5 REBAR
SET IN CONCRETE
L.S. 27266

ACCEPTED *S/L 2-16-99*
ANY OTHER PROVISIONS OF THE
APPLICABLE CODES SHALL BE
DEEMED TO BE INCORPORATED
HEREIN UNLESS OTHERWISE
LOCATE AND DELINEATE EASEMENTS
AND PROPERTY LINES.

CIMARRON NORTH LOT 10



*Done OK,
Rick Davis
2-12-99*

TRAILS END COURT

