

FEE \$	10 ⁰⁰
TCP \$	1052.63
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 68349

\$ 1354.63

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2561 Trails End Ct. TAX SCHEDULE NO. 2945-031-44-008
 SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1524
 FILING -1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Great New Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 Bus Loop NO. OF BLDGS ON PARCEL
Grand Jet CO 81504 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 434 4616
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS. Single Family Residence
 (2) ADDRESS 3032 I-70 Business Loop DESCRIPTION OF WORK AND INTENDED USE:
Grand Jet CO 81504 New Construction
 (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 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 ANN# _____

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 Jill A. Smith CMGWH Date 1-13-99
 Department Approval Ronnie Edwards Date 1-28-99

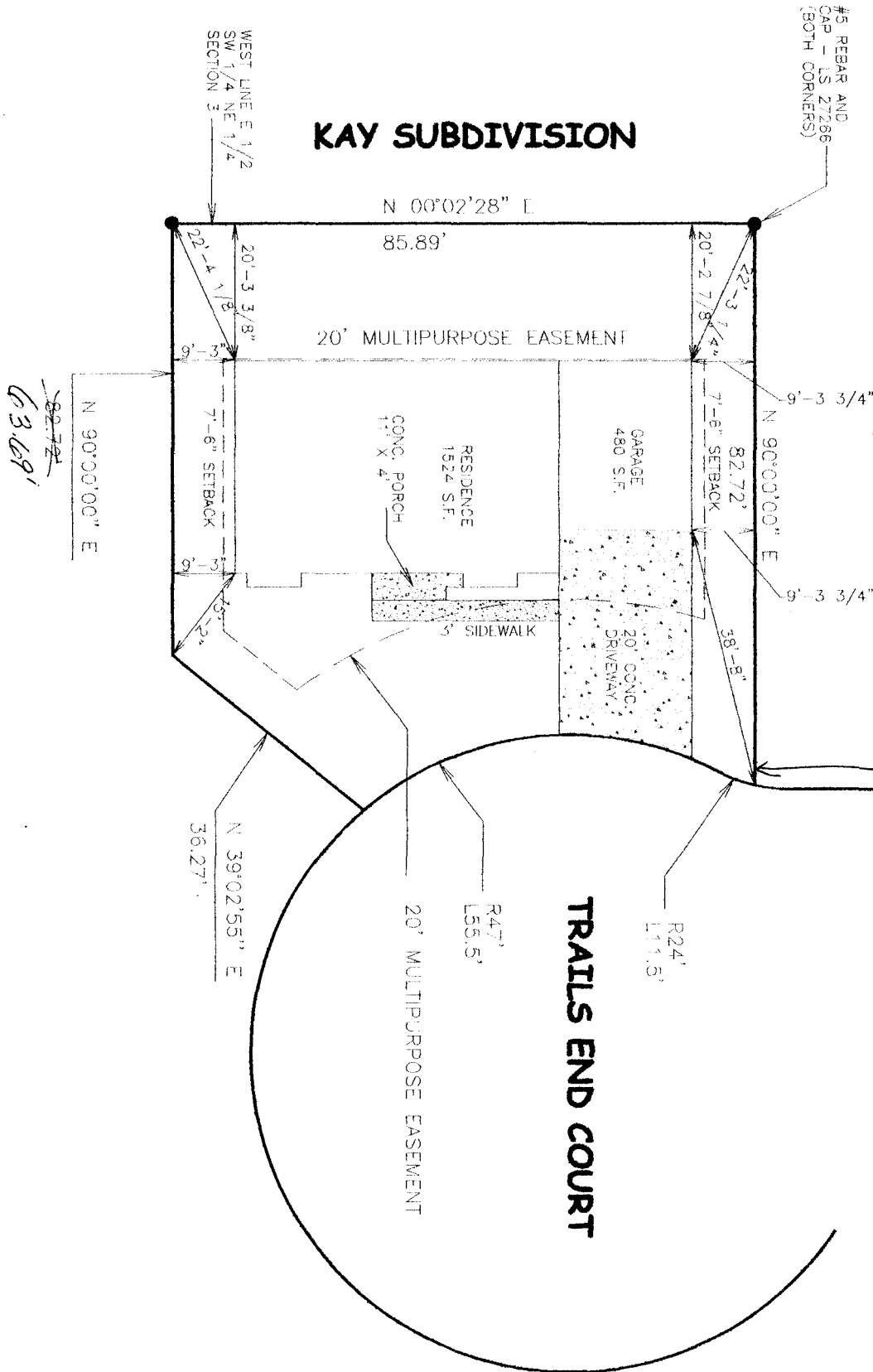
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No 11897 TR-88383

Utility Accounting Richardson Date 1-28-99

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)

KAY SUBDIVISION



ACCEPTED *Ronnie 1/28/99*
 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

next driveway is 40' from property line.

**LOT 8
 CIMARRON NORTH
 2561 Trails End Ct.**

*Drive OK
 Rick Dennis
 1-14-99*

