

FEE \$ 10
 TCP \$ ~~1052~~ 1052.03
 SIF \$ 292



BLDG PERMIT NO. 68298

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2574 Trails End TAX SCHEDULE NO. 2945-031-44-018

SUBDIVISION Cimarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,756

FILING — BLK 1 LOT 18 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 Jct CO 81504 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 434-4616 USE OF EXISTING BLDGS Single Family Residence

(2) APPLICANT Great New Homes DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 3032 I-70 Bus Loop New Construction Single Family
Grand Jct CO 81504

(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 Paul Avel Date 1-11-99

Department Approval Ronnie Edwards Date 1-14-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11858

Utility Accounting J Adams Date 1-14-99

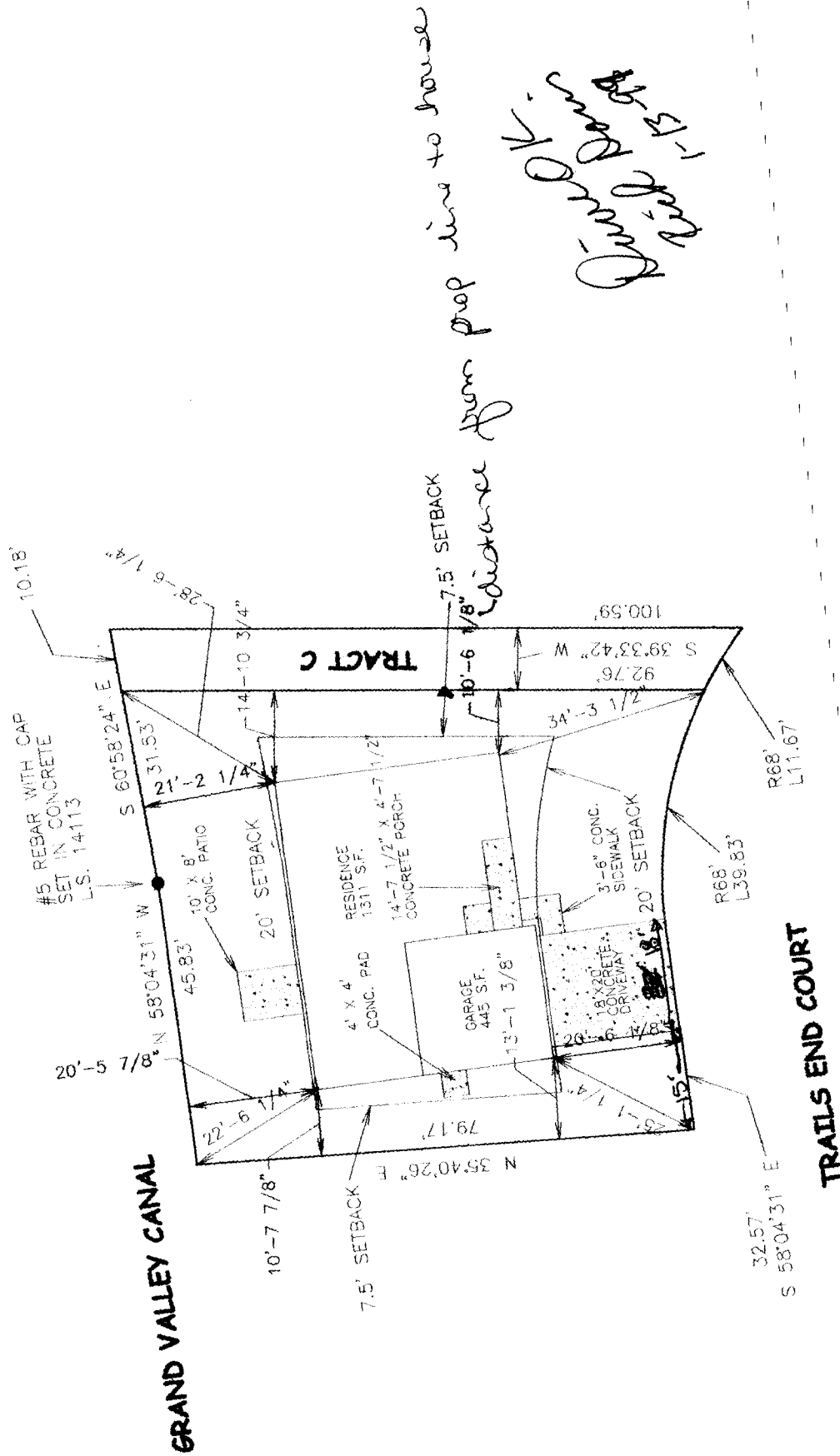
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Rovine 1/14/99

ACCEPTED FOR RECORD
 1999 JAN 14 PM 4:05
 COUNTY CLERK
 SHERMAN COUNTY, OREGON

CIMARRON NORTH LOT 18



Distance from prop line to house

Dick 1-13