

FEE \$	10.00
TCP \$	1,052.63
SIF \$	\$292.00



BLDG PERMIT NO. 69098

WJ

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2575 Trails End Ct TAX SCHEDULE NO. 2945-031-44-001
 SUBDIVISION Cumarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,331
 FILING BLK 1 LOT 001 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Grand Ridge Properties NO. OF DWELLING UNITS
3032 E 70 Business Loop BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Grand Jct CO 81504
 (1) TELEPHONE 434-4616 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great Services USE OF EXISTING BLDGS Single Family Residence
3032 E 70 Business Loop DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS Grand Jct CO 81504
 (2) TELEPHONE 434-4616 new construction

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 7 1/2 from PL Rear 20 from PL Special Conditions _____
 Maximum Height _____
 CENSUS 10 TRAFFIC 19 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Jane Ann CMAA Date 3-11-99

Department Approval Kristen E. Webb Date 3/19/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12042 TR 890042

Utility Accounting Richardson Date 3-19-99

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)

CIMARRON NORTH

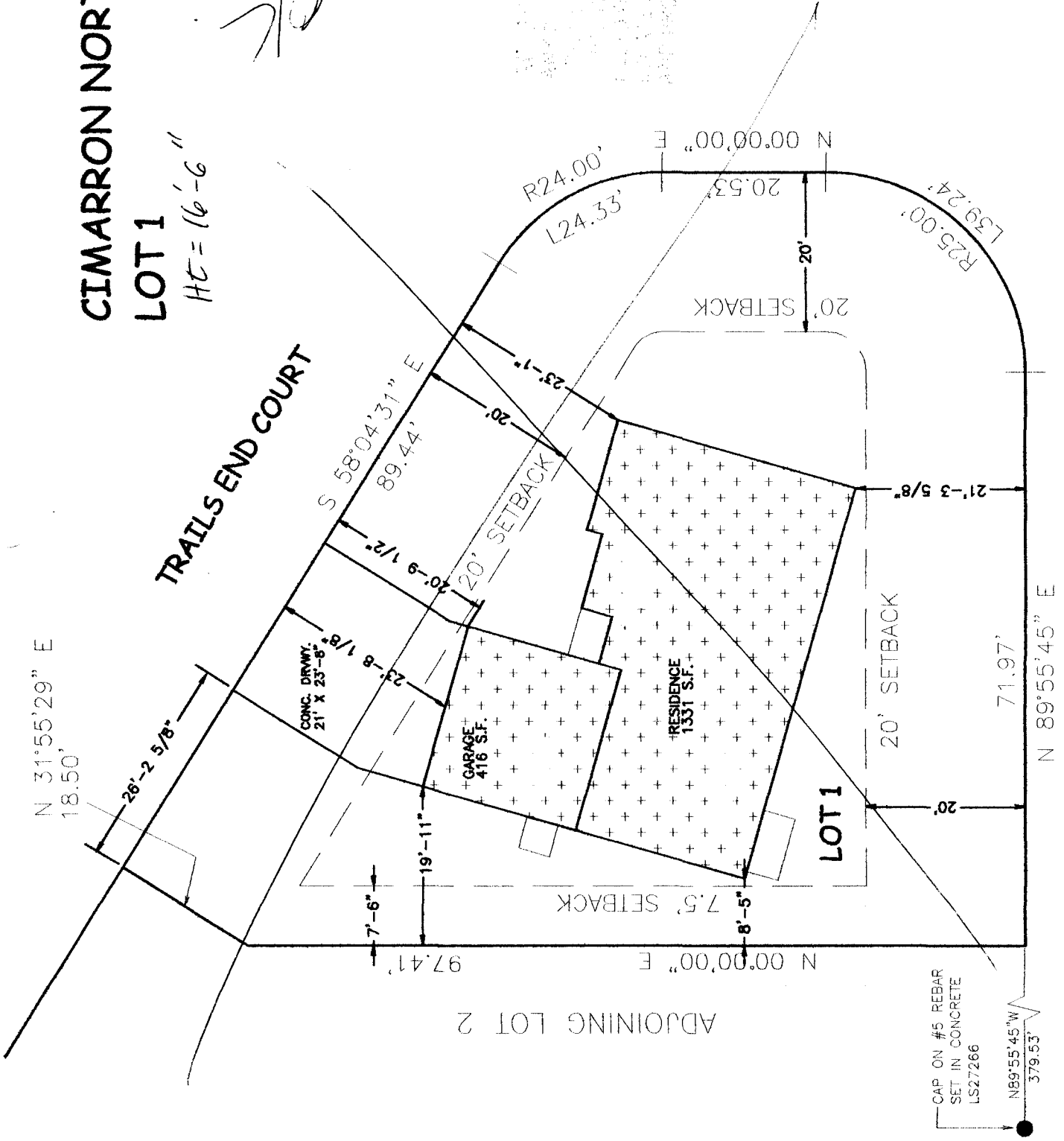
LOT 1

HT = 16'-6"

*Planned
Reel Room
3/12-99*

KHA 3/19/99

ALL DIMENSIONS
UNLESS OTHERWISE SPECIFIED
ARE IN FEET AND INCHES.

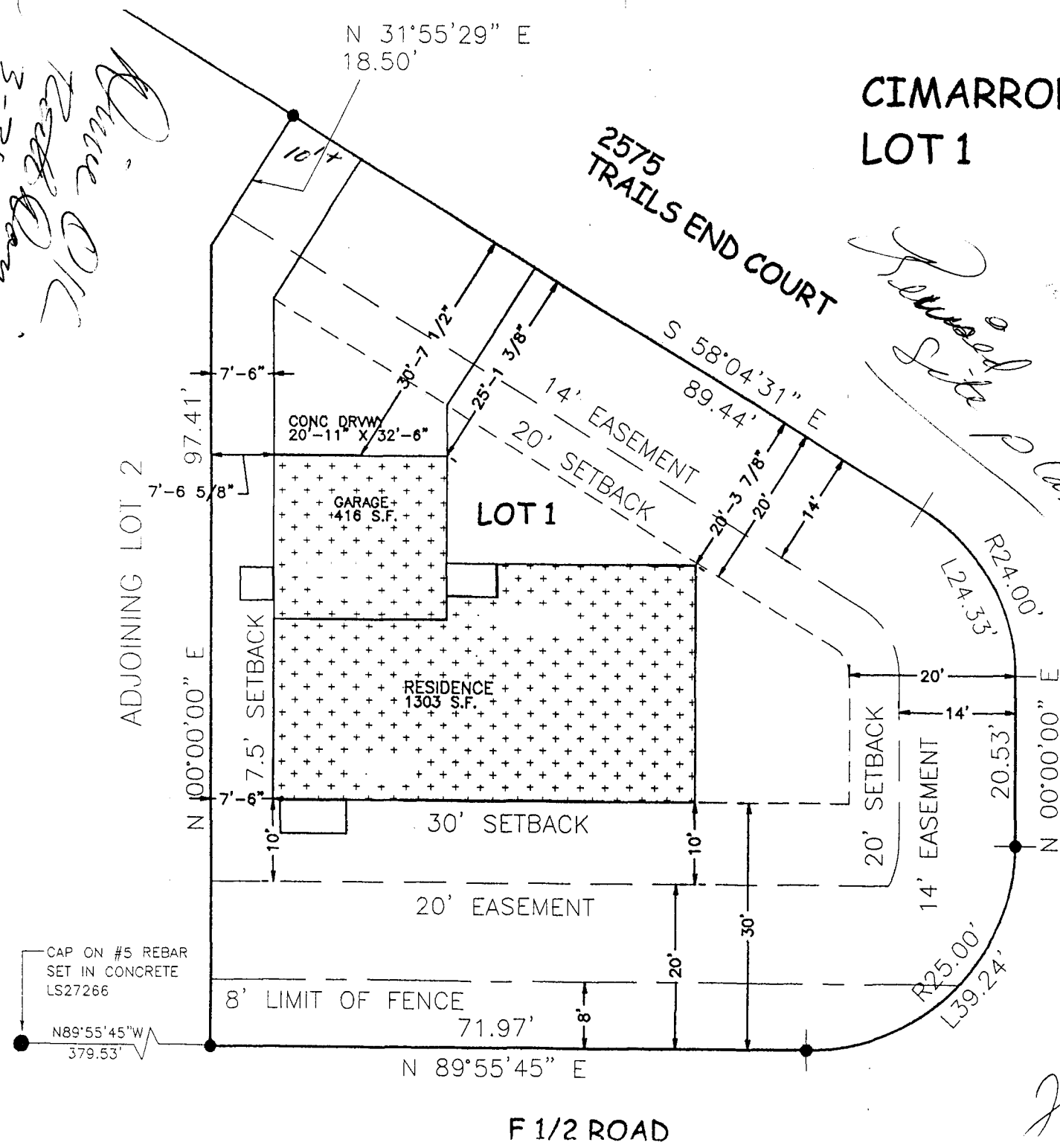


F 1/2 ROAD

ADJOINING LOT 2

CIMARRON NORTH
LOT 1

*Review OK
North Down
3-31-99*



Final Site Plan - OK

Tomie 3/21/99

ADJOINING LOT 2

CAP ON #5 REBAR
SET IN CONCRETE
LS27266

N89°55'45"W
379.53'

N 89°55'45" E

F 1/2 ROAD



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