

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



BLDG PERMIT NO. 69099

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

69

BLDG ADDRESS 2576 Trails End Ct TAX SCHEDULE NO. 2945-031-44-019
 SUBDIVISION Cumarron North SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1564 1954
 FILING BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Arand Bridge Properties NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 E 70 Business Loop
Arand Jct CO 81504 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 434-4616 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great Services USE OF EXISTING BLDGS Single Family Residence
 (2) ADDRESS 3032 E 70 Business Loop
Arand Jct CO 81504 DESCRIPTION OF WORK AND INTENDED USE:
 (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 FR 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 1/2 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 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 Paul Arand CMGWH Date 3-11-99
 Department Approval [Signature] Date 3/19/99
 Additional water and/or sewer tap fee(s) are required: YES 2 NO _____ W/O No. #12043 TR 89043
 Utility Accounting [Signature] 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)

**CIMMARON NORTH
LOT 19**

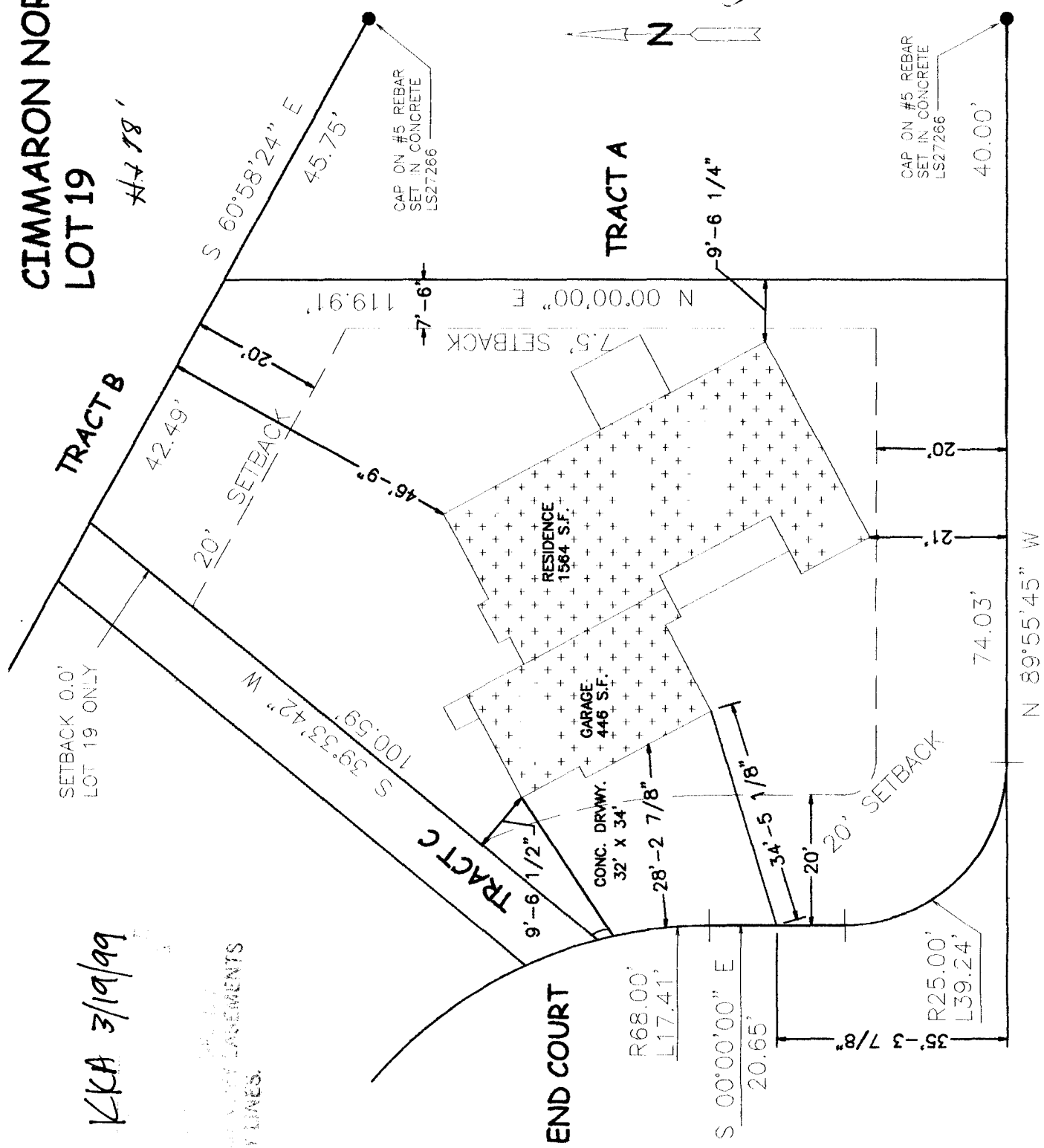
47 18'

KKA 3/19/99

PROPERTY LINES
AND EASEMENTS

**2576
TRAILS END COURT**

F 1/2 ROAD



Revised

XV 4-1-99

PROPOSED DRIVEWAY, GARAGE, RESIDENCE, UTILITY EASEMENTS AND PROPERTY LINES.

CIMMARON NORTH LOT 19

2576 TRAILS END COURT

*Revised
4-1-99
Dennis A. Brown*

DRIVEWAY MAY CHANGE PENDING CITY PLANNING

SETBACK 0.0' LOT 19 ONLY

S 00°00'00" E
20.65'

R25.00'
L39.24'

N 89°55'45" W

F 1/2 ROAD

TRACT C

TRACT B

TRACT A

GARAGE
448 S.F.
CONC. DRVWY.
22' X 25'

RESIDENCE
1508 S.F.

UTIL EASEMENT
20' SETBACK

14' EASEMENT
20' SETBACK

7.5' SETBACK

30' SETBACK

20' EASEMENT

8' LIMIT OF FENCE

CAP ON #5 REBAR
SET IN CONCRETE
LS27266

CAP ON #5 REBAR
SET IN CONCRETE
LS27266



S 39°33'42" W

5'-4 5/8"

20'-5 5/8"

2'-6"

R68.00'
L17.41'

40'-10 3/8"

20'

14'

30'-9 5/8"

20'

30'

100.59'

22'-9 7/8"

43'

42.49'

15'

20'

7'-6"

119.91'

17'-10 1/2"

74.03'

40.00'

S 60°58'24" E

45.75'

119.91'

N 00°00'00" E

40.00'

**CIMMARON NORTH
LOT 19**

TRACT B

TRACT A

TRACT C

SETBACK 0.0'
LOT 19 ONLY

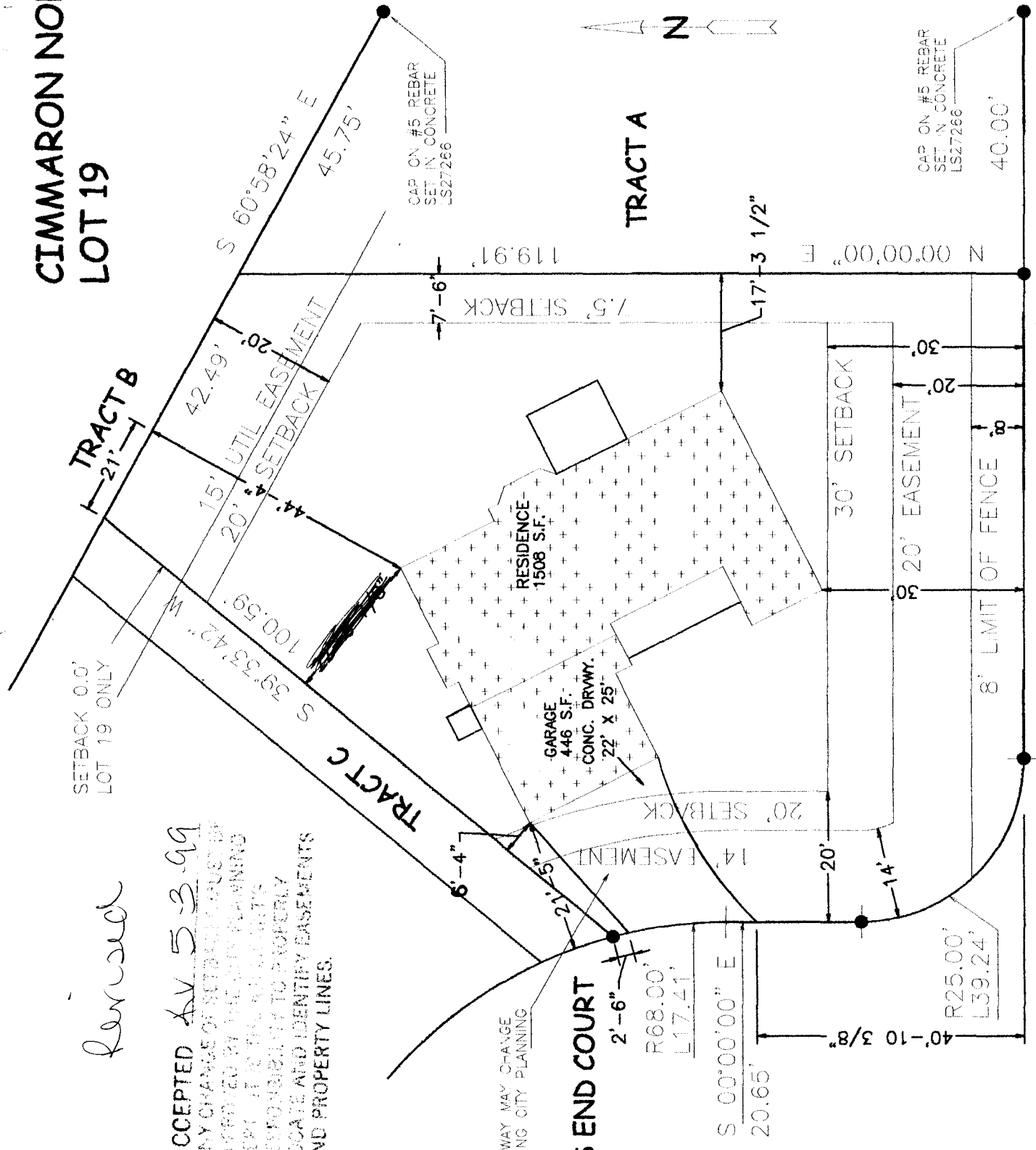
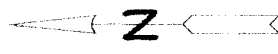
Revised

ACCEPTED *AV 53.99*
ANY CHANGES OF SETBACK CAUSED BY
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

DRIVEWAY MAY CHANGE
PENDING CITY PLANNING

**2576
TRAILS END COURT**

F 1/2 ROAD



CAP ON #5 REBAR
SET IN CONCRETE
LS27266

CAP ON #5 REBAR
SET IN CONCRETE
LS27266

R68.00'
L17.41'

S 00°00'00" E
20.65'

40'-10 3/8"

R25.00'
L39.24'

N 89°55'45" W

74.03'

40.00'

42.49'

20'

15' UTIL EASEMENT

20' SETBACK

4'

7'-6"

119.91'

7'-6"

17'-3 1/2"

N 00°00'00" E

30'

20'

30' SETBACK

30'

20' EASEMENT

30'

8' LIMIT OF FENCE

30'

20'

14' EASEMENT

20' SETBACK

22' X 25'

446 S.F.
CONC. DRWY.

1508 S.F.
RESIDENCE

100.59'

S 39°33'42" W

21'

0.0'