

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 86229

ac



Your Bridge to a Better Community

BLDG ADDRESS 2562 Trails End Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 77

TAX SCHEDULE NO. 2945-031-44-012 SQ. FT. OF EXISTING BLDGS 1318

SUBDIVISION Cimarron North TOTAL SQ. FT. OF EXISTING & PROPOSED 1395

FILING 1 BLK 1 LOT 12

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Keith & Rachel Davis

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2562 Trails End Ct.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 243-6956

DESCRIPTION OF WORK & INTENDED USE Addition to Living Area's

(2) APPLICANT Great New Homes

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3032 E-70 B Loop

(2) TELEPHONE 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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 7.5' from PL, Rear 20' from PL

Parking Req'mt _____

Maximum Height 30'

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 [Signature]

Date 9/11/02

Department Approval Pat Bushman

Date 9-11-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>	Date	<u>9/11/02</u>

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)

9-11-02

ACCEPTED *Pae Bushman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES

LOT 12

2562 Trails End CT
Cimarron North Subdivision

