

New Home

FEE \$	10.00
TCP \$	500.00
SIF \$	242.00



BLDG PERMIT NO. 74484

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 396 Mirada Ct. TAX SCHEDULE NO. 2945-1830-6017

SUBDIVISION Trails West Village SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5279

FILING BLK 3 LOT 17 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Chris Durham NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2253 Pine Terrace Ct. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 242-7433 USE OF EXISTING BLDGS New Residence

(2) APPLICANT Colorado Classic Builders DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 406 Ridges Blvd #5 single family Residence

(2) TELEPHONE (970) 243-5605

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 RSF-4 Maximum coverage of lot by structures _____

SETBACKS: Front 23' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 7 from PL Rear 30 from PL Special Conditions _____

Maximum Height _____ CENSUS 1401 TRAFFIC 623 ANNX# _____

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 12-6-99

Department Approval [Signature] Date 3/24/00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12920

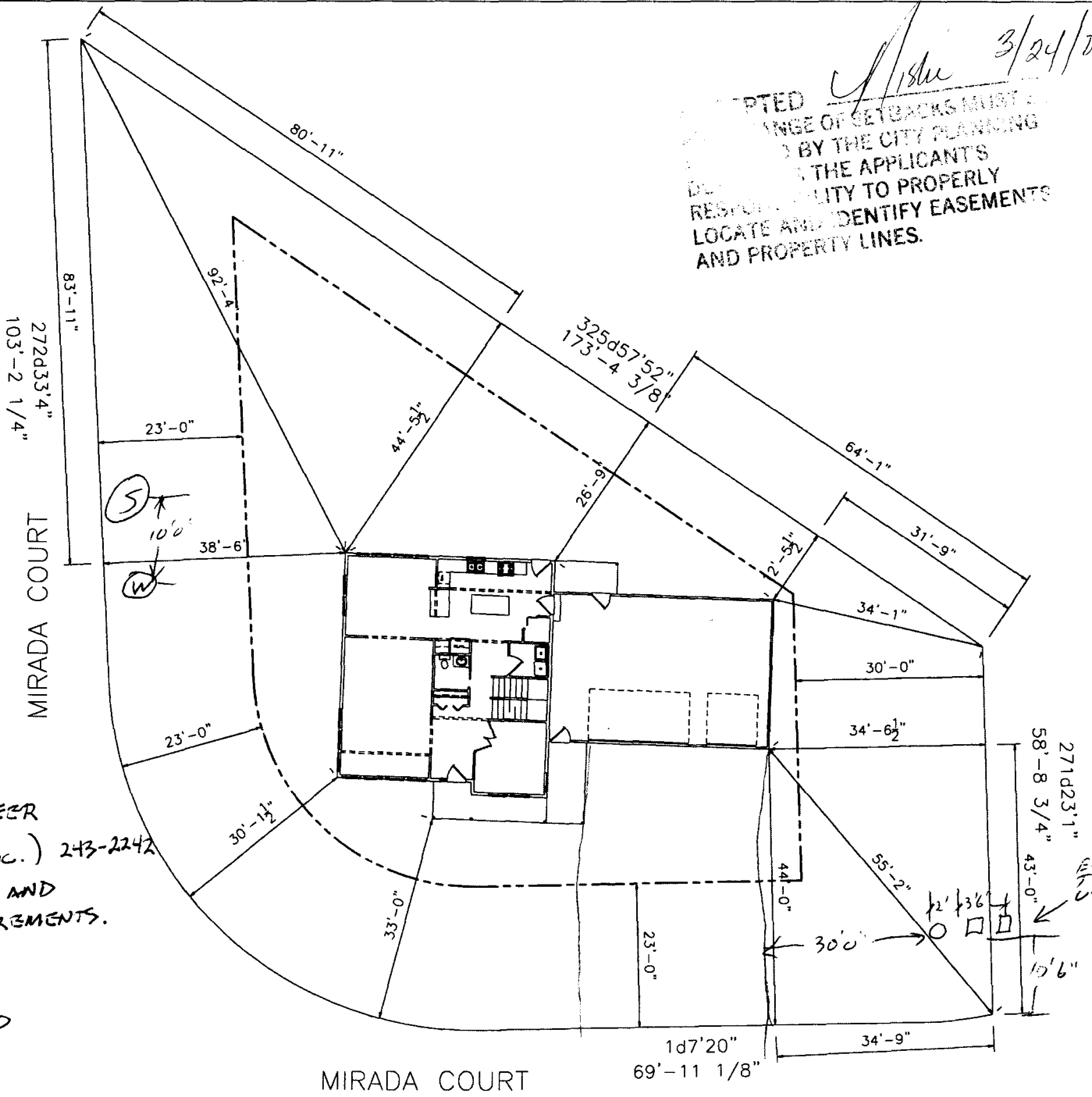
Utility Accounting [Signature] Date 3-24-00

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)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED *Alister* 3/24/00
 RANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DRIVE OK
 CONTACT DESIGN ENGINEER
 (BANNER ASSOCIATES, INC.) 243-2242
 FOR SPECIFIC GRADING AND
 FINISHED FLOOR REQUIREMENTS.

End
 3/22/2000

396 MIRADA CT.

ELECTRICAL TELEPHONE/CABLE UTILITIES