

FEE \$	10
TCP \$	500
SIF \$	292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 73914



Your Bridge to a Better Community

Call When Ready

802

BLDG ADDRESS 399 MIRAM CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1845

TAX SCHEDULE NO. 2943-183-06-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION TRAILS WEST VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED 1845

FILING 3 BLK - LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER FRANCHISE PROPERTIES LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 420 MONTEVO USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

(1) TELEPHONE 243-4896 DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

(2) ADDRESS 2644 HICKORY DR

(2) TELEPHONE 242-0042

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) Permanent Foundation Required: YES X NO _____
 or 45' from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC ~~12854~~ ANN# 63

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 Darryl Hayden Date 2-14-2000

Department Approval Ronnie Edwards Date 2/14/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>12854</u>
Utility Accounting <u>McCole</u>	Date <u>2/14/00</u>		

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

applicant pd.
SIF - not Meridian Lane

MIRADA COURT

399 MIRADA COURT

DRIVEWAY OK
[Signature]
2/14/00

ACCEPTED *[Signature]* 2/14/00
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

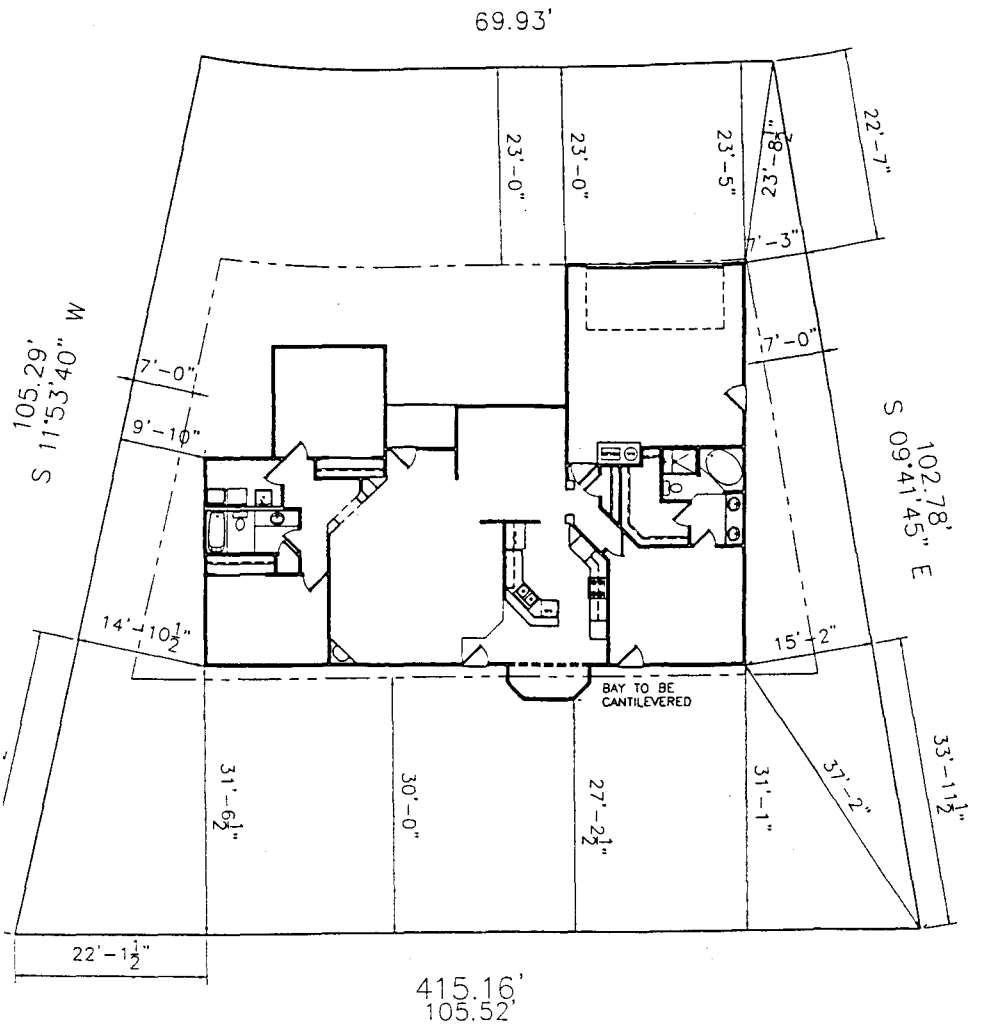
REVISIONS	
A	
B	
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D	
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H	

AutodRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782

LOT 5
0.200 ACRES±
8,730 sq.ft.

SCHEDULE 2943-183-06005

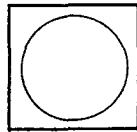
REAR SETBACK AS PER
SEC 5-1-7, E
ZONING AND DEVELOPMENT
CODE



415.16'
105.52'

PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)



FRONTLINE PROPERTIES
LOT 5 TRAILSWEST VILLAGE FILING 3

Drawn by:
AUTODRAFT
FILE NAME:
DATE:
1-23-00
SCALE:
1/8" = 1'-0"
SHEET
SHEET 2