

New Home

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



BLDG PERMIT NO. 74384

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Call when Ready

406

BLDG ADDRESS 405 MIRADA CT TAX SCHEDULE NO. 2945-123-06-015

SUBDIVISION TRAILS WEST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1770

FILING ~~BOX~~ 3 LOT 15 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER MARVIN E. CLSON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 509-C KAPO Dr.

(1) TELEPHONE 256-7283 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS _____

(2) ADDRESS cell 261-2577 DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE _____ HOME 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 RSF-4 Maximum coverage of lot by structures _____

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

Side 7' from PL Rear 30' from PL Special Conditions _____

Maximum Height 32' CENSUS 1401 TRAFFIC 63 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 3-1-00

Department Approval [Signature] Date 3/9/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12959

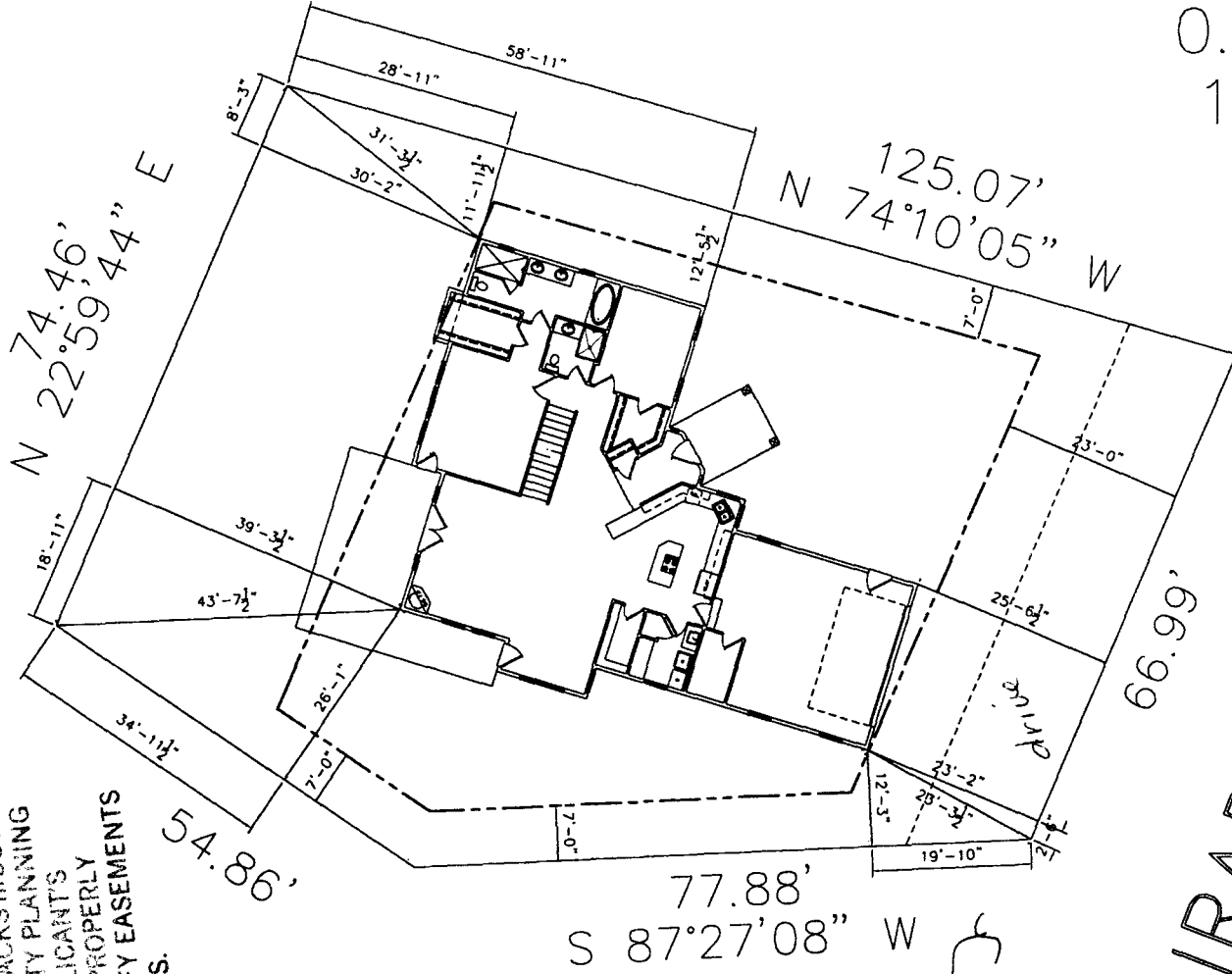
Utility Accounting [Signature] Date 3/20/00

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.

LOT 15
 0.231 ACRES ±
 10,050 sq. ft.



MIRADA COURT

DRIVE OK
 ERD *[Signature]*
 3/1/00

406 Mirada Ct.

*Setback
 OK*

ACCEPTED 3/9/00
 1/15/00
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Open
 Space
 Tract B

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