

FEE \$ 10 ⁰⁰
TCP \$ 500 ⁰⁰
SIF \$ 292 ⁰⁰

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

BLDG PERMIT NO. 75776



EX

Your Bridge to a Better Community

BLDG ADDRESS 408 MIRADA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1910

TAX SCHEDULE NO. 2945-183-06-014 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION TRAILS WEST TOTAL SQ. FT. OF EXISTING & PROPOSED 1910

FILING 3 BLK _____ LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER MARVIN E. OLSON NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 509-C RABO DR. 81503 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 256-7283 DESCRIPTION OF WORK & INTENDED USE NEW Home
261-2577

(2) APPLICANT MARVIN E. OLSON TYPE OF HOME PROPOSED:
 (2) ADDRESS 509-C RABO DR. 81503 Site Built _____ Manufactured Home (UBC)
256-7283 _____ Manufactured Home (HUD)
 (2) TELEPHONE 261-2577 _____ Other (please specify) _____

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 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 1401 TRAFFIC 63 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 Marvin E. Olson Date 6-26-00

Department Approval Mike Aragon Date 6/27/00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>13207</u>
Utility Accounting <u>OK Anover</u>		Date	<u>6/28/00</u>

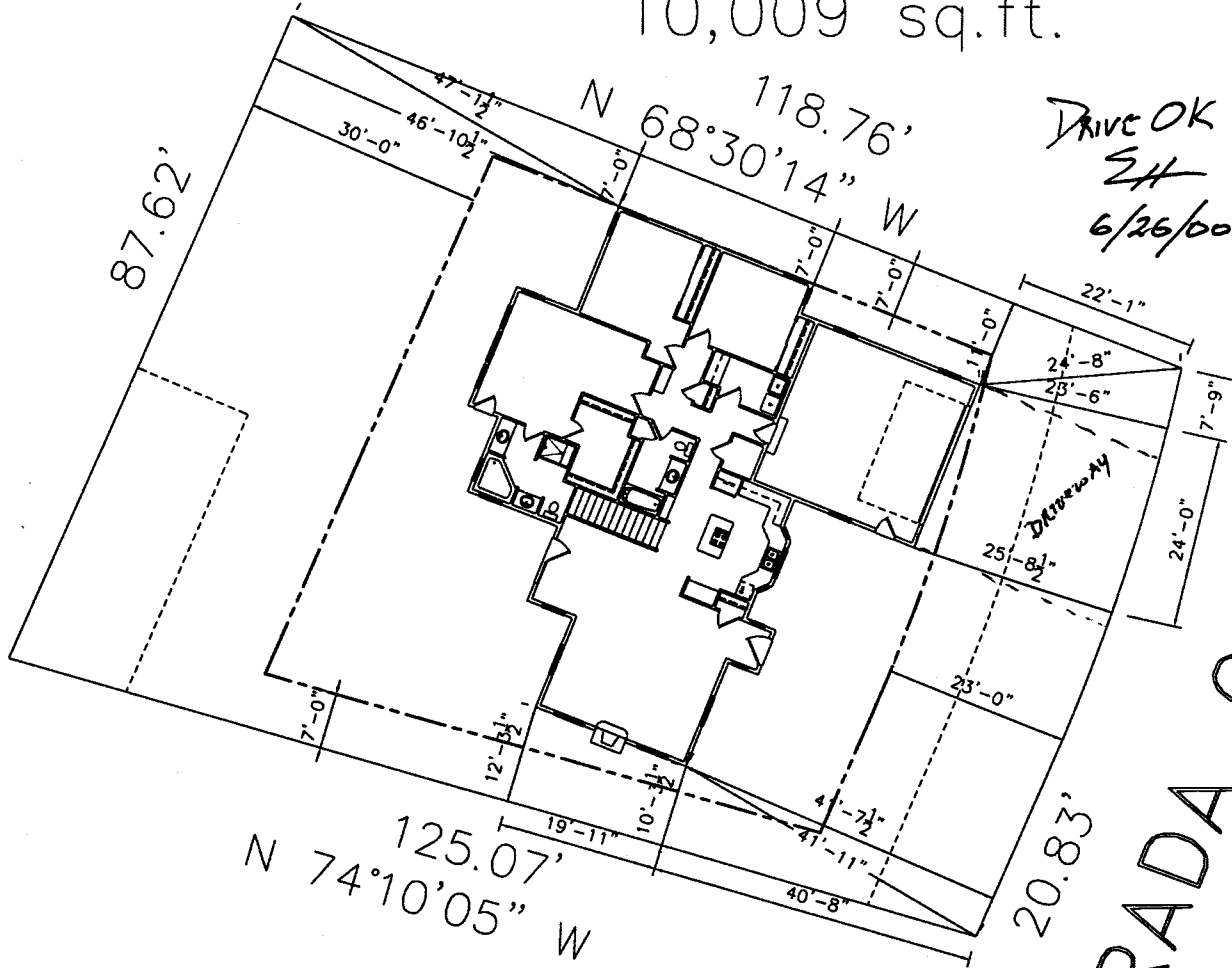
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

LOT 14
0.230 ACRES ±
10,009 sq.ft.

ACCEPTED *Alma 6/27/00*
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.



DRIVE OK
SH
6/26/00

MIRADA COURT
408

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