

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 73681



Your Bridge to a Better Community

BLDG ADDRESS 410 Mirada CT SQ. FT. OF PROPOSED BLDGS/~~ADDITION~~ 2400

TAX SCHEDULE NO. 2945-183-06-003 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Trail West Village TOTAL SQ. FT. OF EXISTING & PROPOSED 2400

FILING # 3 BLK 1 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2616 A 3/4 Rd USE OF ~~EXISTING~~ BUILDINGS New Home

(1) TELEPHONE 241-1050 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Don Hickman TYPE OF HOME PROPOSED:

(2) ADDRESS SAME  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 \_\_\_\_\_

SETBACKS: Front 23' from property line (PL) Permanent Foundation Required: YES TE NO \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater

Side 7' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 603 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 Don Hickman Date 1-25-00

Department Approval Ronnie Edwards Date 2-7-00

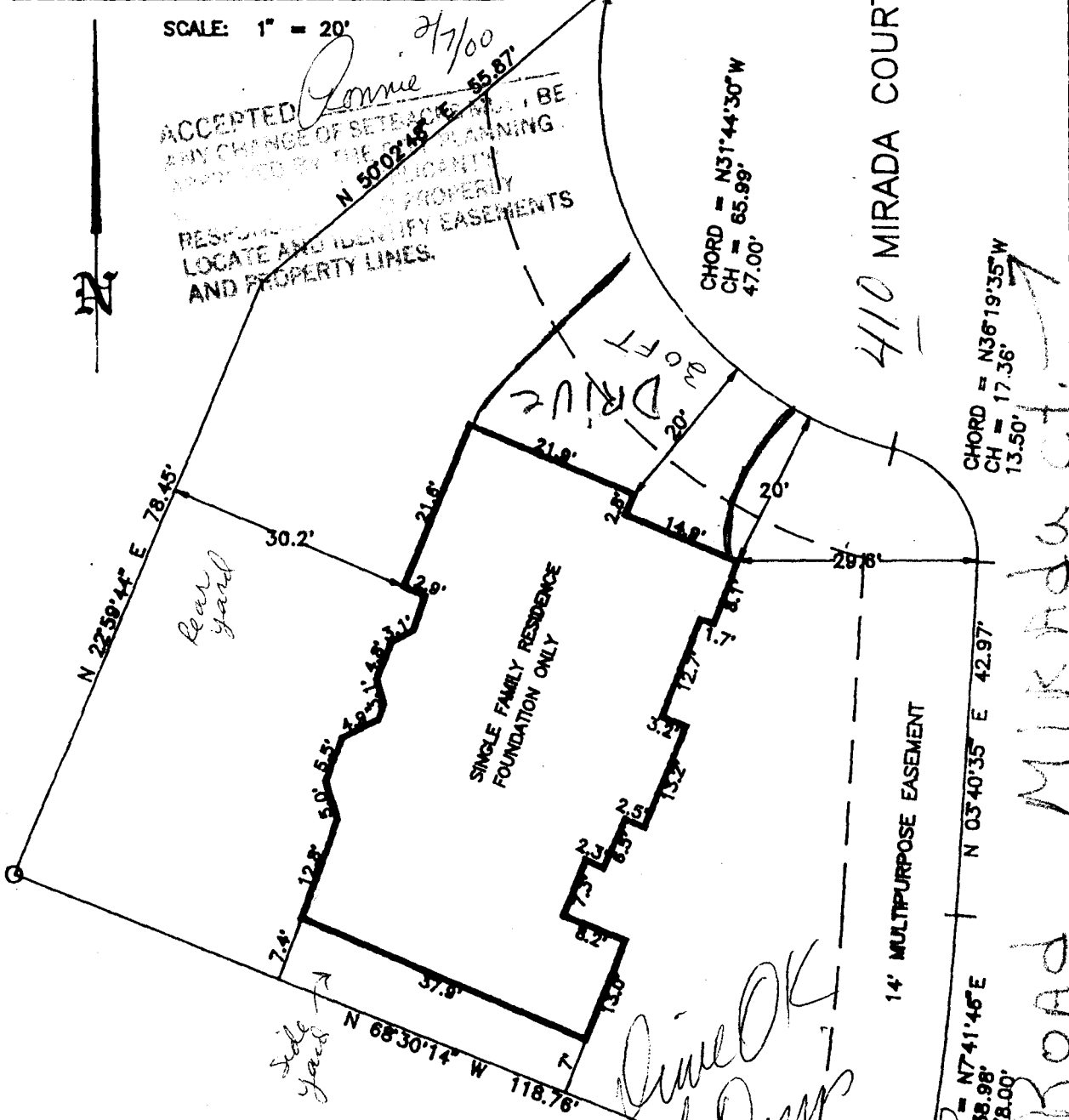
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12839</u>
Utility Accounting	<u>C. Bensley</u>	Date	<u>2/7/00</u>

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)



SCALE: 1" = 20'



FOUND 5/8" REBAR WITH AL CAP MARKED BANNER

**SURVEY DESCRIPTION**

LOT 13, TRAILS WEST VILLAGE, FILING NO. 3 WITH A STREET ADDRESS OF 410 MIRADA COURT, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

**IMPROVEMENT LOCATION CERTIFICATE**

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DON HICKMAN, THE IMPROVEMENT LOCATION BEING BASED ON PREVIOUS SURVEYS THAT HAVE BEEN MONUMENTED BY OTHERS, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENTS OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 18, 2000, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS HEREON SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

*Wayne H. Lizer* 1/18/2000  
 WAYNE H. LIZER P.E., P.L.S. 14113



IMPROVEMENT LOCATION SURVEY  
 410 MIRADA COURT  
 DON HICKMAN, CONCEPT BUILDERS  
 LOT 13, TRAILS WEST VILLAGE, FILING NO. 3  
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

W.H. LIZER AND ASSOCIATES  
 ENGINEERING CONSULTING AND LAND SURVEYING  
 578 25 ROAD-UNIT 8  
 GRAND JUNCTION, COLORADO 81505  
 1/18/2000 PROJ. NO. 20003654-1