

FEE \$	10
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 74958



Your Bridge to a Better Community

BLDG ADDRESS 670 1/2 MIRANDA ST SQ. FT. OF PROPOSED BLDGS/ADDITION 764

TAX SCHEDULE NO. 2945-032-00-197 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION DIAMOND RIDGE TOTAL SQ. FT. OF EXISTING & PROPOSED 264

FILING 1 BLK TRACT A LOT \_\_\_\_\_

(1) OWNER Lee Home NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2755 N. Ave NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 248-4612 USE OF EXISTING BUILDINGS 0

(2) APPLICANT Lee Homes DESCRIPTION OF WORK & INTENDED USE Pump House

(2) ADDRESS 2755 N. Ave TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 248-4612

**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 PR4.2 Maximum coverage of lot by structures \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Reqmt none

Maximum Height \_\_\_\_\_ Special Conditions non-residential use

CENSUS 10 TRAFFIC 19 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).

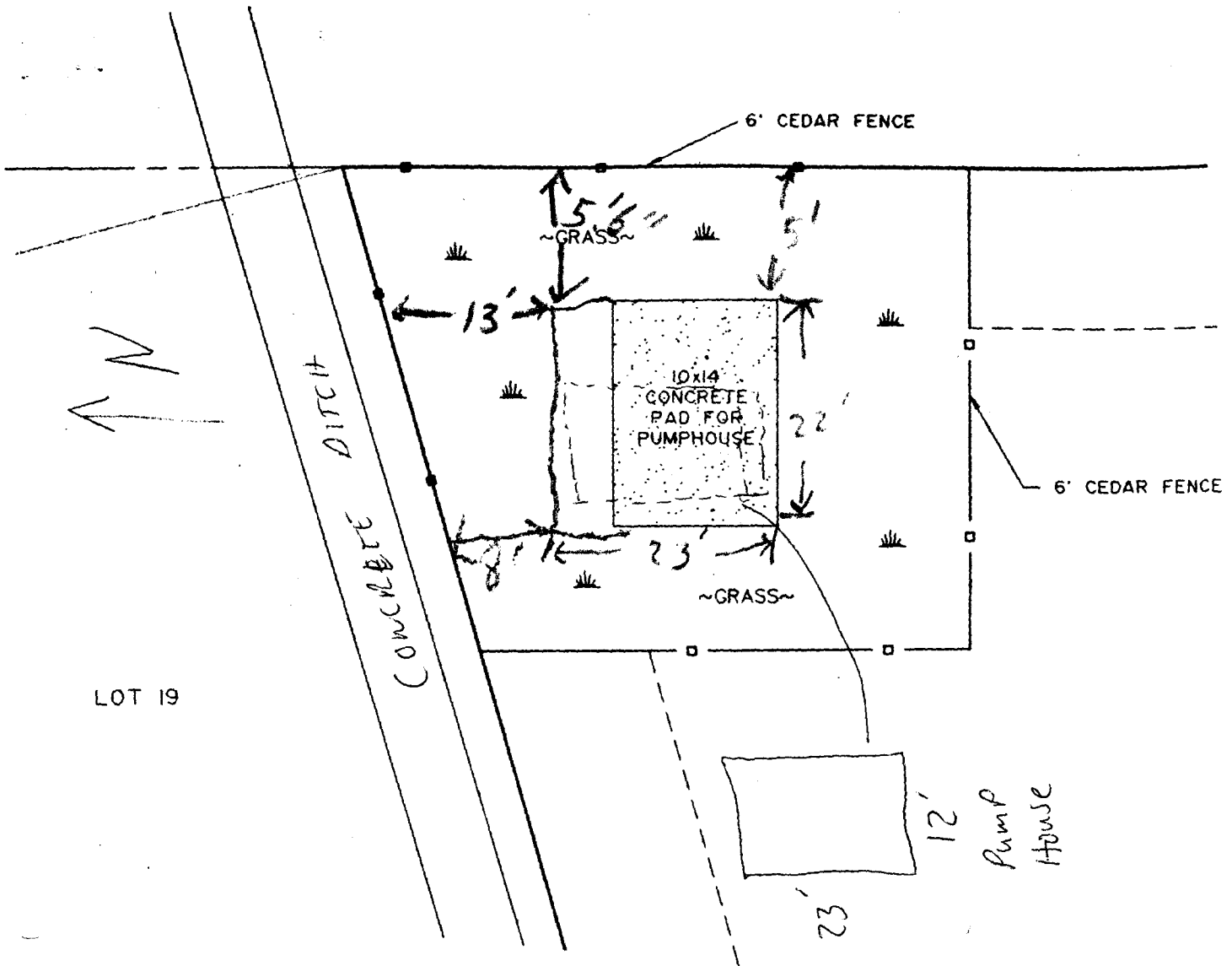
Applicant Signature [Signature] Date 25 APR 00

Department Approval [Signature] Date 4/25/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>rockguse</u>
Utility Accounting <u>[Signature]</u>		Date <u>4-26-00</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)



**A**  
**5** **DETAIL**  
 SCALE: 1" = 10'

*pumphouse only*  
 on Tract A  
 for Filing #2 -

PR 4.2

670 1/2 Miranda St

*Ronnie* 4/25/00  
 K.A.  
 ACCEPTED FOR CHANGE OF RECORDS TO BE APPROVED BY THE COUNTY CLERK. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.