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

BLDG PERMIT NO. 76085



Your Bridge to a Better Community

BLDG ADDRESS 2562 Miravista SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-112-11-003 SQ. FT. OF EXISTING BLDGS 1600 + 625 garage

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) OWNER St Mary's Hospital

(1) ADDRESS 2635 Nth 7th

(1) TELEPHONE 244 2169

(2) APPLICANT K&G Enterprises

(2) ADDRESS 2525 High Country Ct

(2) TELEPHONE 245-2046

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE Remodel Demo of existing structure then

TYPE OF HOME PROPOSED: Rebuild new garage in same site location.

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 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 4 TRAFFIC 25 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).

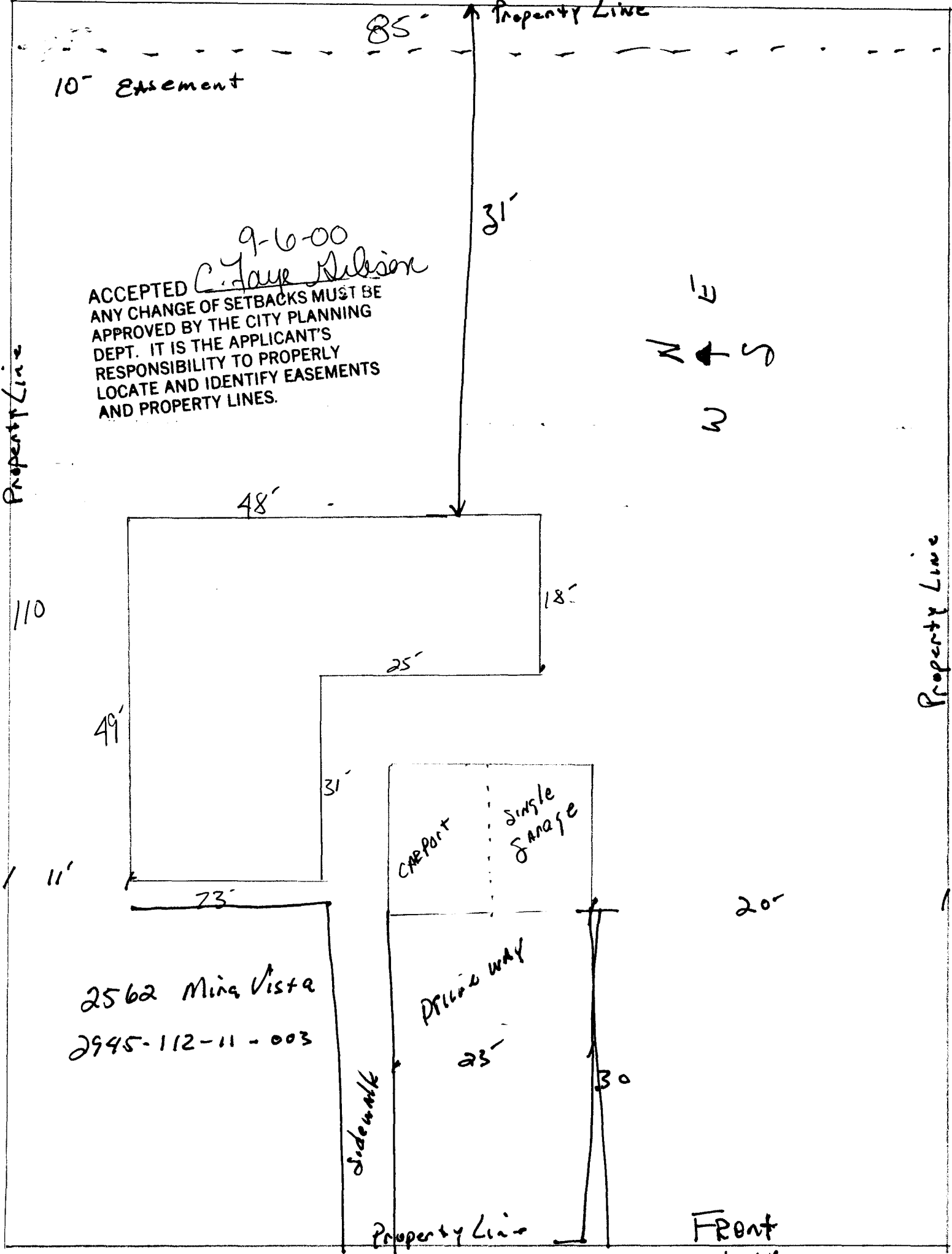
Applicant Signature [Signature] Date 9-6-00

Department Approval C. Faye Gibson Date 9-6-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Debi Overholt</u>			Date <u>9-6-00</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)



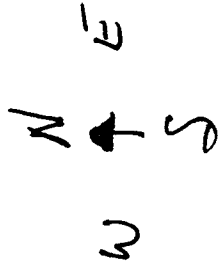
10' Easement

85' Property Line

Property Line

Property Line

9-6-00
ACCEPTED C. Jay Nelson
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.



110

48'

31'

18'

25'

49'

31'

11'

73'

DRIVEWAY

SINGLE GARAGE

20'

2562 Mira Vista
2945-112-11-003

DRIVEWAY

23'

30'

Sidewalk

Property Line

FRONT
MIRA VISTA