

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

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

BLDG PERMIT NO. 80071



Your Bridge to a Better Community

BLDG ADDRESS 394 MIRADA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2323

TAX SCHEDULE NO. 2945-183-06-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION TRAILS WEST VILLAGE TOTAL SQ. FT. OF EXISTING & PROPOSED 2323

FILING 3 BLK \_\_\_\_\_ LOT 16 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 406 MIRADA CT USE OF EXISTING BUILDINGS -

(1) TELEPHONE 256-7283 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT MARVIN OLSON TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 406 MIRADA CT

(2) TELEPHONE 256-7283

**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 X 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 Design Control Comm Required

CENSUS 1401 TRAFFIC 63 ANNEX# Required

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 5-16-01

Department Approval [Signature] Date 5/25/01

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13882</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-25-01</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)

