

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

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

BLDG PERMIT NO. 80592



Your Bridge to a Better Community

BLDG ADDRESS 403 Miranda Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2000

TAX SCHEDULE NO. 2945-183-06-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Trails West TOTAL SQ. FT. OF EXISTING & PROPOSED 2000

FILING 3 BLK _____ LOT 7 NO. OF DWELLING UNITS:

(1) OWNER Harriet Grekalo Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL 1

(1) ADDRESS 2304 Terryct Before: 0 After: 1 this Construction

(1) TELEPHONE 248-9373 USE OF EXISTING BUILDINGS TB

(2) APPLICANT Red SMITH DESCRIPTION OF WORK & INTENDED USE Non Residence

(2) ADDRESS 1339 NRD Lane TYPE OF HOME PROPOSED:

(2) TELEPHONE 858-0648 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 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 _____

CENSUS 1401 TRAFFIC 103 ANNX# _____

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 Red Smith Date 6-25-01

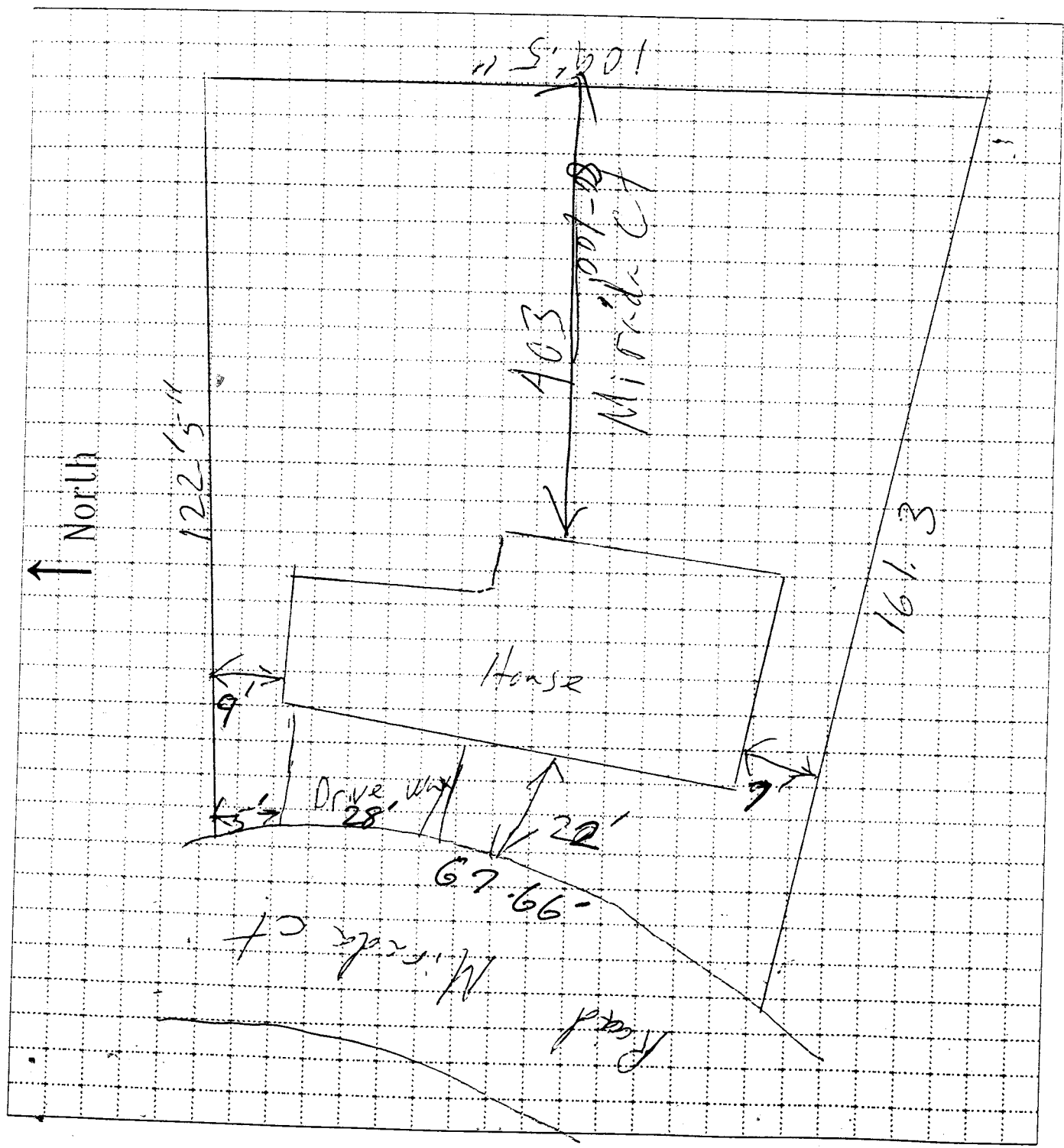
Department Approval Wishi Wagon Date 6/26/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14087</u>
Utility Accounting	<u>T. Beasley</u>	Date	<u>6/26/01</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)

will result in a delay of obtaining the building permit.



ACCEPTED Alisa Aragon 6/20/01
 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
 OK
 6/20/01