

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

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

BLDG PERMIT NO. 78562



Your Bridge to a Better Community

BLDG ADDRESS 405 Miranda Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2635

TAX SCHEDULE NO. 2945-183-06-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Trails West Village TOTAL SQ. FT. OF EXISTING & PROPOSED 2635

FILING 3 BLK 1 LOT 8 NO. OF DWELLING UNITS:

(1) OWNER Brian Stowell Before: _____ After: 1 this Construction

(1) ADDRESS 0900 Caballo Rd. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-963-6379 Before: _____ After: 1 this Construction

(2) APPLICANT Kenttotten dba Bullridge Builders USE OF EXISTING BUILDINGS N/A

(2) ADDRESS 1050 3060 Lane Hotdicks DESCRIPTION OF WORK & INTENDED USE Single Family House

(2) TELEPHONE 970-872-3320 TYPE OF HOME PROPOSED:

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 5090

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 _____

Maximum Height 35' Special Conditions _____

CENSUS 1401 TRAFFIC U3 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 2-2-01

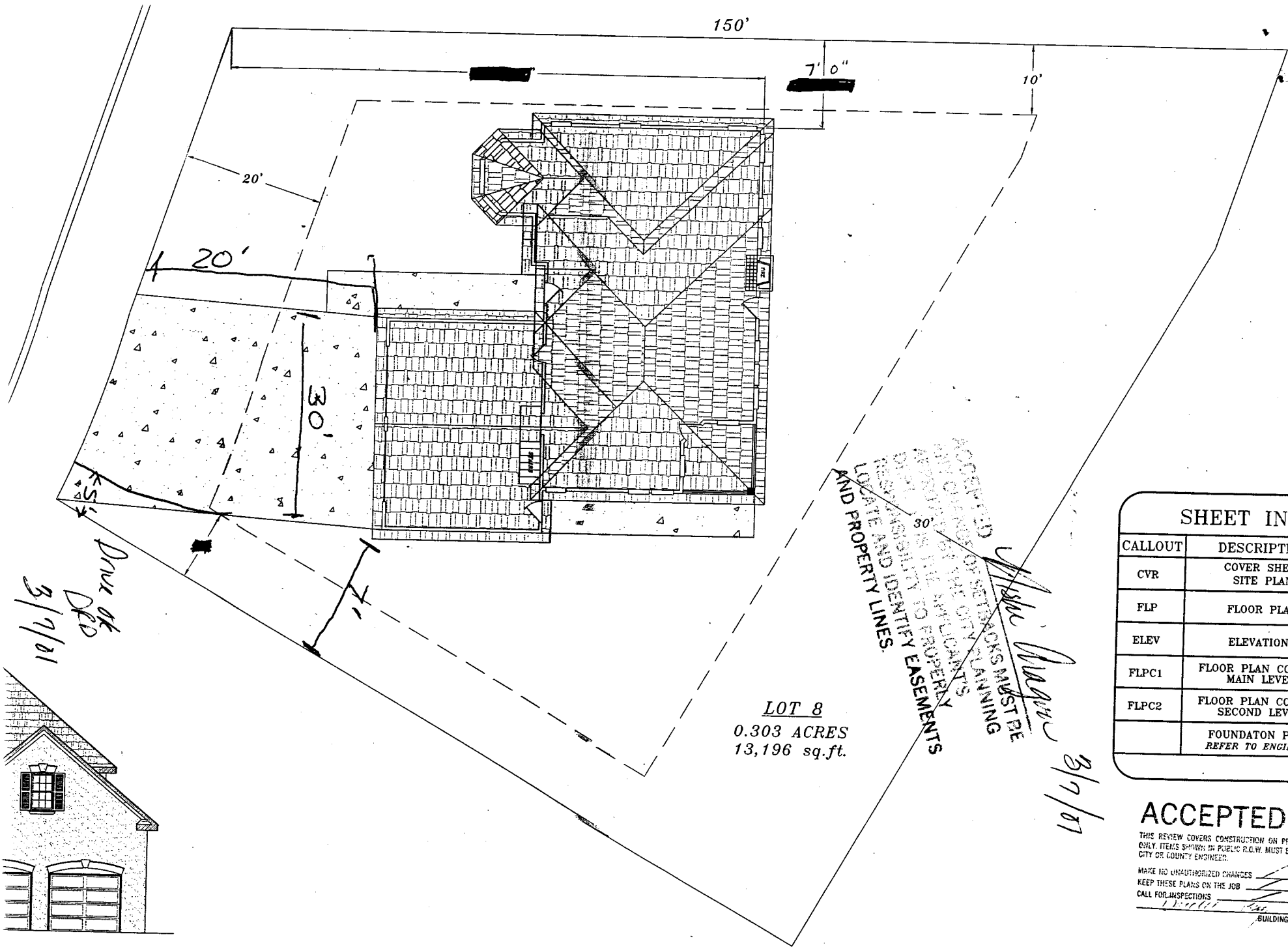
Department Approval [Signature] Date 2/28/01

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13774

Utility Accounting [Signature] Date 2/28/01

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)



LOT 8
 0.303 ACRES
 13,196 sq.ft.

ACCEPTED
 ALL SETBACKS MUST BE
 MAINTAINED TO PROPERTY
 BOUNDARIES AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 3/9/01

SHEET INDEX

CALLOUT	DESCRIPTION
CVR	COVER SHEET SITE PLAN
FLP	FLOOR PLAN
ELEV	ELEVATIONS
FLPC1	FLOOR PLAN CONS MAIN LEVEL
FLPC2	FLOOR PLAN CONS SECOND LEVEL
	FOUNDATON PLA REFER TO ENGINEER

ACCEPTED

THIS REVIEW COVERS CONSTRUCTION ON PRIVATE
 ONLY. ITEMS SHOWN IN PUBLIC R.O.W. MUST BE
 CITY OR COUNTY ENGINEER.
 MAKE NO UNAUTHORIZED CHANGES
 KEEP THESE PLANS ON THE JOB
 CALL FOR INSPECTIONS
 BUILDING INSPECTION

**NOTE: VERIFY LOCATION OF PROPERTY LINES AND EASEMENTS
 PRIOR TO BUILDING HOUSE**

SITE PLAN