

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

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

BLDG PERMIT NO. 80003



Your Bridge to a Better Community

BLDG ADDRESS 409 Miranda Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2600

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

SUBDIVISION Tenks West Village TOTAL SQ. FT. OF EXISTING & PROPOSED 2600

FILING 3 BLK 1 LOT 10

(1) OWNER Brian Stowell

(1) ADDRESS Carbondale, Co

(1) TELEPHONE 970-963-6379

(2) APPLICANT Bull Ridge Builders <sup>DBA</sup> Kent Cotton

(2) ADDRESS 1005 3060 lane <sup>Hotchkiss</sup> 81419

(2) TELEPHONE 970-872-3320

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: 6 After: 1 this Construction

USE OF EXISTING BUILDINGS ~~Single Family~~ N/A

DESCRIPTION OF WORK & INTENDED USE New Single Family

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 50%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 63 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 4/11/01

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14024</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/14/01</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)

13.80 FT

91.82

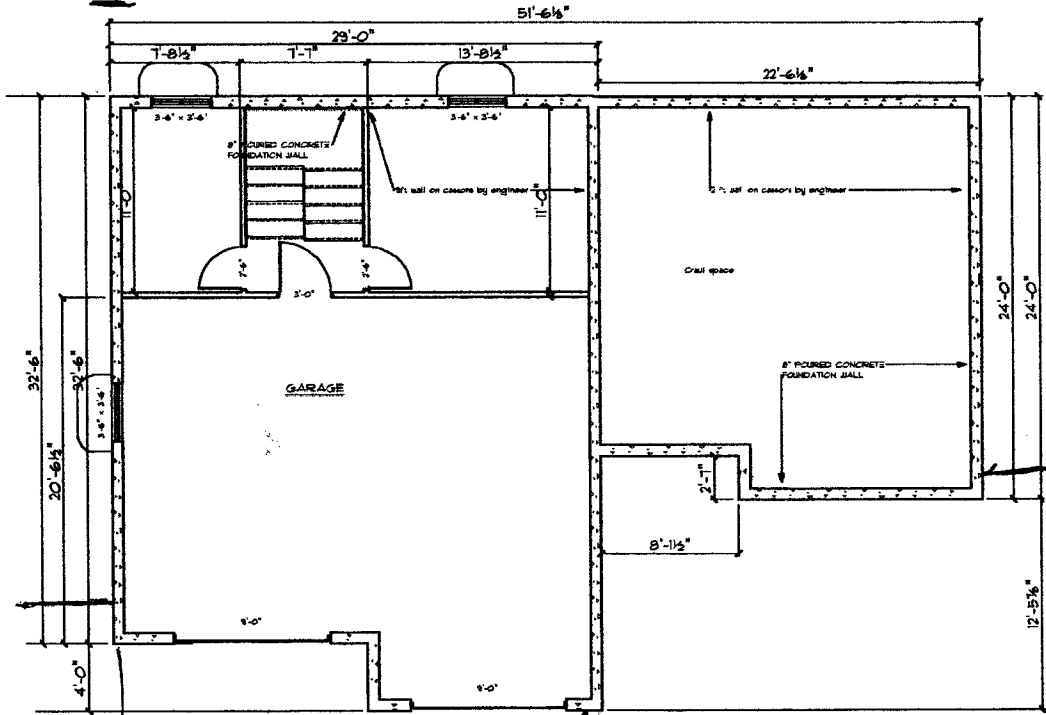
30' NO DISTURBANCE ZONE

87.33

*Alisa Bragon* 12/11/01

ACCEPTED  
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.

148.83'



DRIVE OR  
DAP  
3/30/01