

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

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

BLDG PERMIT NO. 84688



Your Bridge to a Better Community

BLDG ADDRESS 397 Miranda Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3245' + 874'  
 TAX SCHEDULE NO. 2945-183-06-004 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Trails West TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 3 BLK \_\_\_\_\_ LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER W. Todd Sisson NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 743 Horizon Ct. #380 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE (970) 242-0638 DESCRIPTION OF WORK & INTENDED USE new construction  
 (2) APPLICANT W. Todd Sisson TYPE OF HOME PROPOSED:  
 (2) ADDRESS 743 Horizon Ct. #380  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE (970) 242-0638 \_\_\_\_\_ 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 23' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7/3 from PL, Rear 25/5 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 W. Todd Sisson Date 5/22/02  
 Department Approval C. J. Jaye Date 5/28/02

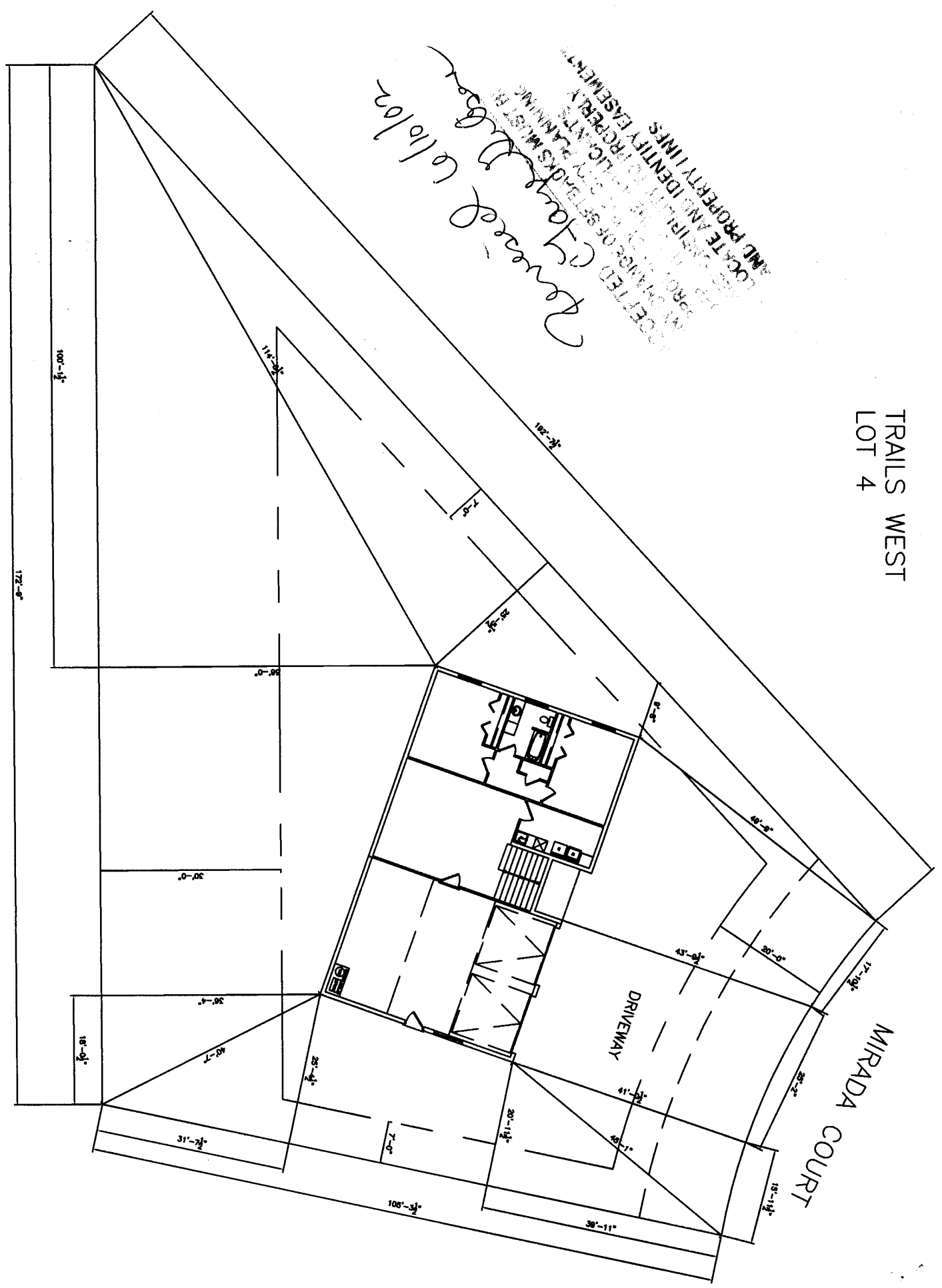
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14960</u>
Utility Accounting	<u>Trey Sheffer</u>	Date	<u>5/28/02</u>

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)

397 Mirada Ct.

TRAILS WEST  
LOT 4



ACCEPTED FOR RECORDING  
BY THE COUNTY PLANNING  
DEPARTMENT ON 03/14/2011  
LOCATE AND IDENTIFY PROPERTY  
AND PROPERTY LINES  
*Revised 6/10/12*

MIRADA COURT

DRIVEWAY

TRAILS WEST  
LOT 4

DRIVE OK  
JML  
5/28/02

5/28/02  
C. Hayes Gibson  
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.

