

FEE \$	10.00
TCP \$	500.00
SIF \$	Ø

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

BLDG PERMIT NO. 84864

PC



Your Bridge to a Better Community

BLDG ADDRESS 407 Mirada Ct. GJ.CO SQ. FT. OF PROPOSED BLDGS/ADDITION 2788
 TAX SCHEDULE NO. 2945-183-06-009 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Trails West TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 3 BLK _____ LOT 9 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER Cy Allen NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS 3754 Christensen Ct. USE OF EXISTING BUILDINGS Single Family Res.
 (1) TELEPHONE 970-245-3242 DESCRIPTION OF WORK & INTENDED USE Single Family Res
 (2) APPLICANT Eric Kraai TYPE OF HOME PROPOSED:
 (2) ADDRESS 3754 Christensen Ct Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-640-8774 _____ 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 20/25 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).

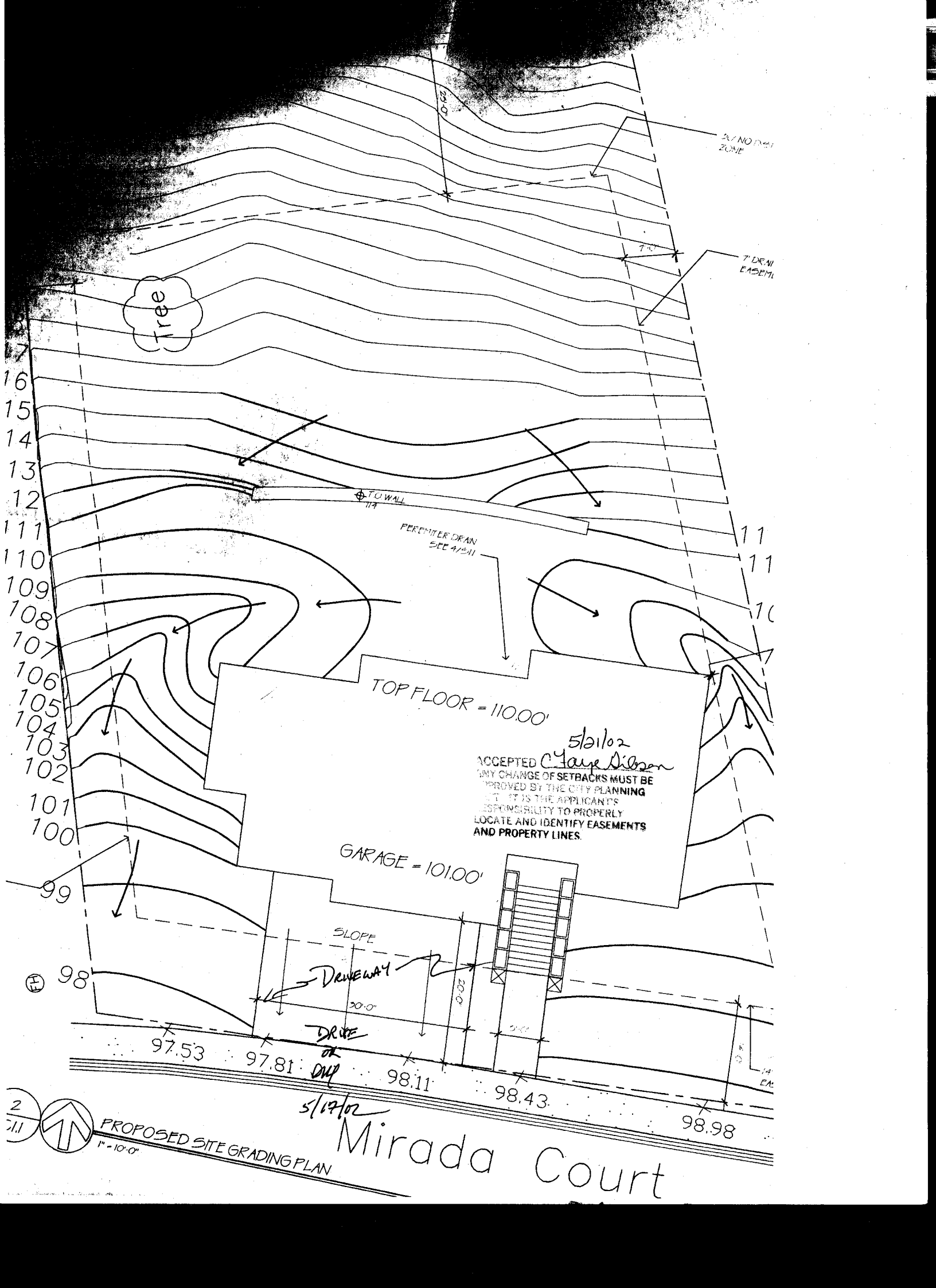
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-15-02
 Department Approval [Signature] Date 5/21/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14944</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/21/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



NO DRAIN ZONE

7' DRAIN EASEMENT

Tree

TO WALL

PERIMETER DRAIN
SEE 4/25/11

TOP FLOOR = 110.00'

5/21/02
ACCEPTED *C. Jaye Wilson*
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.

GARAGE = 101.00'

SLOPE

DRIVEWAY

DRIVE OR DWP

97.53

97.81

98.11

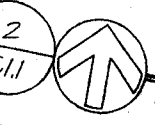
98.43

98.98

5/17/02

Mirada Court

PROPOSED SITE GRADING PLAN
1" = 10'-0"



2

7/11