

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

PLANNING CLEARANCE

BLDG PERMIT NO. 87401

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

17948

BLDG ADDRESS 411 Mirada CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2412
 TAX SCHEDULE NO. 2945-183-06-011 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION Trails West TOTAL SQ. FT. OF EXISTING & PROPOSED 2412
 FILING 3 BLK _____ LOT 11 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Cheryl + Ronald Pedersen NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2802 Laddie way. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 970-256-9580 DESCRIPTION OF WORK & INTENDED USE New
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 401 TRAFFIC 63 ANNEX# _____

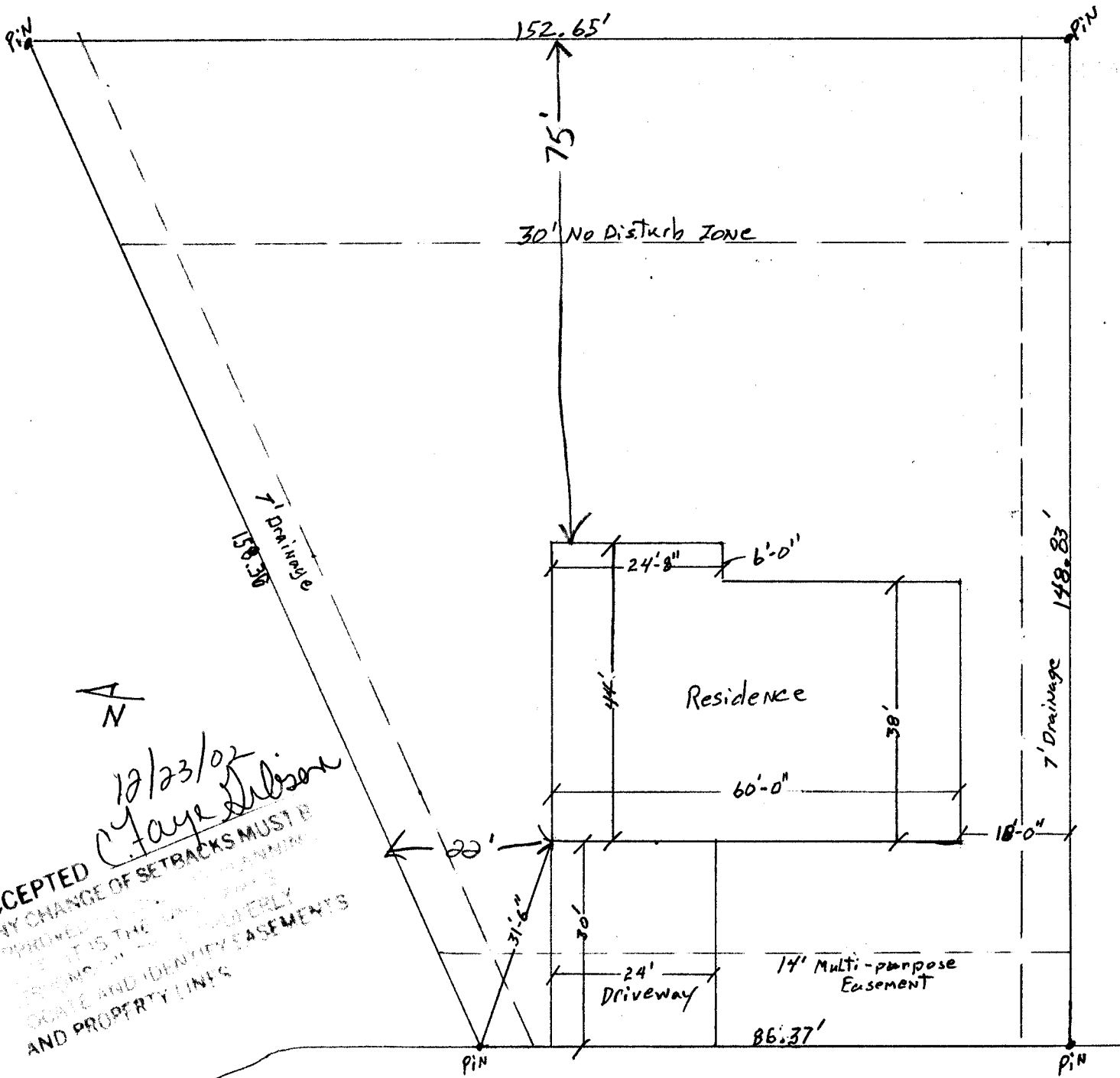
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12-06-02
 Department Approval [Signature] Date 12/23/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13583</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/23/02</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)



ACCEPTED 12/23/02
 Claye Wilson
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



411 Mirada Ct

See
 on
 12/6/02

Pedersen Res.
 411 Mirada Ct
 Grand Jct CO 81503