

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 658 Miranda St SQ. FT. OF PROPOSED BLDGS/ADDITION 80 sq ft
 TAX SCHEDULE NO. 2945-032-80-006 SQ. FT. OF EXISTING BLDGS 1647 sq
 SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1647~~ 2227 sq ft
 FILING 2 BLK 3 LOT 6 NO. OF DWELLING UNITS:
 Before: 01 After: 01 this Construction
 (1) OWNER Steven and Cheryl O'Malley NO. OF BUILDINGS ON PARCEL
 Before: 01 After: 02 this Construction
 (1) ADDRESS 658 Miranda St USE OF EXISTING BUILDINGS residence
 (1) TELEPHONE 245-5512 DESCRIPTION OF WORK & INTENDED USE Storage
 (2) APPLICANT Cheryl M O'Malley TYPE OF HOME PROPOSED:
 (2) ADDRESS 658 Miranda St Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-5512 Manufactured Home (HUD)
 Other (please specify) 8x10 Ft Garden Shed

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 PO Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required YES NO
 or from center of ROW, whichever is greater
 Side 7'3' from PL, Rear 23/10' from PL Parking Req'mt
 Maximum Height 32' Special Conditions
 CENSUS TRAFFIC ANNEX#

DATE
 APR 24 2002
 APR 27 2002
 TB

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 Cheryl M O'Malley Date 04-24-02
 Department Approval Pat Bushman Date 4-24-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>4/24/02</u>

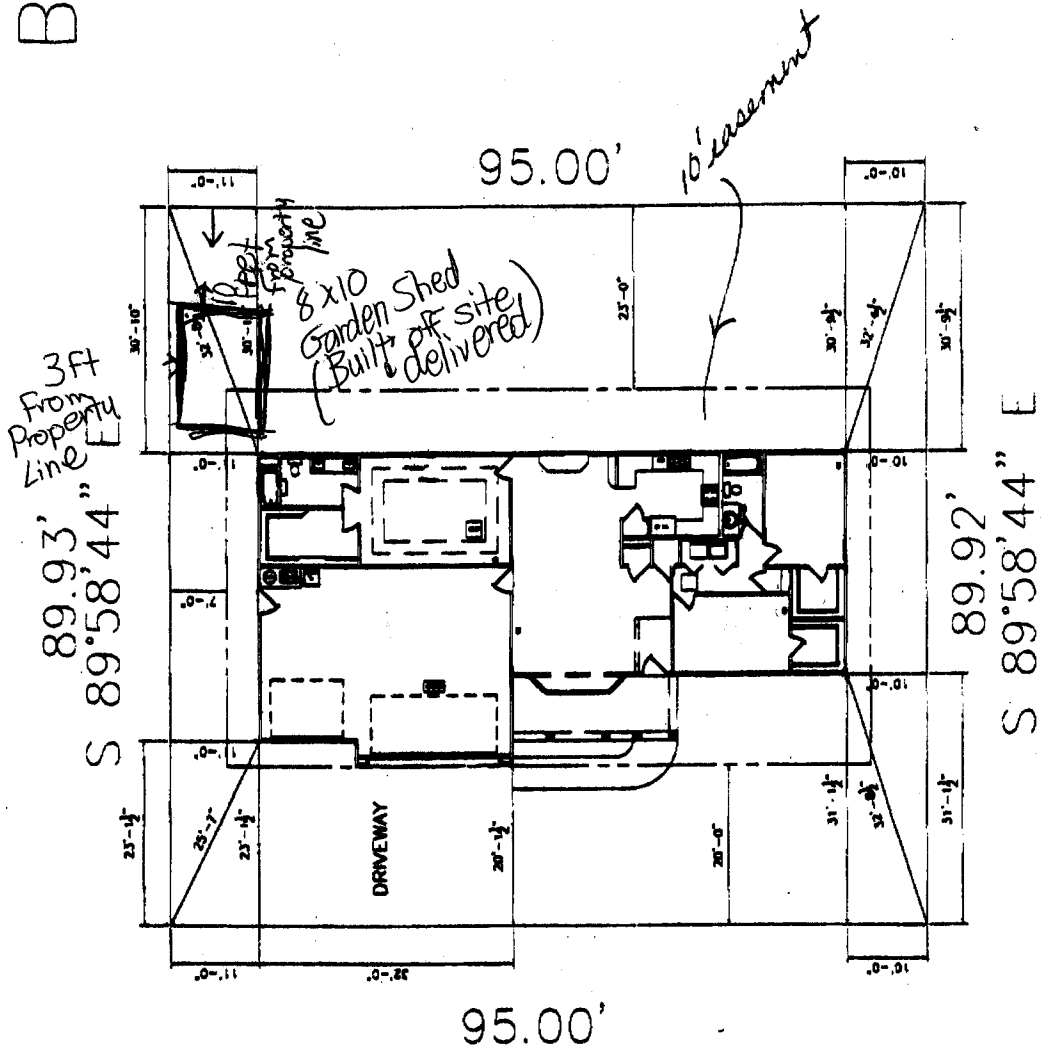
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

DIAMOND RIDGE SUBDIVISION, FILING 2
 COUNTY OF MESA, STATE OF COLORADO

BLOCK 3
 LOT 6

Ronnie 9/28/00
 THE CITY PLANNING DEPARTMENT HAS REVIEWED THIS APPLICATION FOR A PERMIT TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



658 MIRANDA STREET

O'Malley 4-24-01
 Pat Bushman
 ANY CHANGE OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Done O/K
Rich Davis
 9-14-00