

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

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

BLDG PERMIT NO. _____



Building Address 395 Mirada Ct.
 Parcel No. 2945-183-06-003
 Subdivision Trails West Village
 Filing 3 Block _____ Lot 3

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 2750
 Sq. Ft. of Lot / Parcel 14,200
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500

OWNER INFORMATION:

Name William Keberle
 Address 2421 Crystal Ct.
 City / State / Zip Grand Jct, Co.

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name William Keberle
 Address 2421 Crystal Ct.
 City / State / Zip Grand Jct Co
 Telephone 216-2197

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>A</u>	Driveway Location Approval _____ (Engineer's Initials)

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 William Keberle Date 9/9/03

Department Approval C. J. Gibson Date 9/9/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16529</u>
Utility Accounting <u>D. P. [Signature]</u>	Date <u>9-9-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

0.199 ACRES
8,678 sq.ft.

9/9/03
James Wilson

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.

LOT 2
0.275 ACRES
11,980 sq.ft.

393

14' MULTI-PURPOSE EASEMENT

S 85°31'00" W

112.73'

395

DRIVEWAY

Old
Well
9/9/03

397

LOT 4
0.321 ACRES
13,960 sq.ft.

14' DRAINAGE

394
0.334
14.5

0.200
8.73

N 00° 22' 00" W

170.22'

S 47°31'58" W
192.62'

129'

360.00'

113.37'

2°33'04" E
38.61' 12.32'

128.61'

S 02°33'04" E

S 02°33'04" E
128.61'

103.19'

42'

57.52'

10' IRRIGATION

3

N 04°55'11" S
195.29'

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