

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

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

BLDG PERMIT NO. 9129K



Your Bridge to a Better Community
 GARAGE 808

BLDG ADDRESS 172 MIRANDA ST SQ. FT. OF PROPOSED BLDGS/ADDITION HOUSE 1952

TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Colonial Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2760

FILING 1 BLK 6 LOT 1 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER R&D Quality Builders, LLC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 880 20 Rd. Fruita USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 234-0717 858-0717 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT R&D Quality Builders, LLC TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 880 20 Rd.

(2) TELEPHONE 234-0717 858-0717

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 BMF-5 Maximum coverage of lot by structures 100%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Letter from

B CENSUS _____ TRAFFIC _____ 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 9/14/03

Department Approval [Signature] Date 9/17/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6570</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-17-03</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)

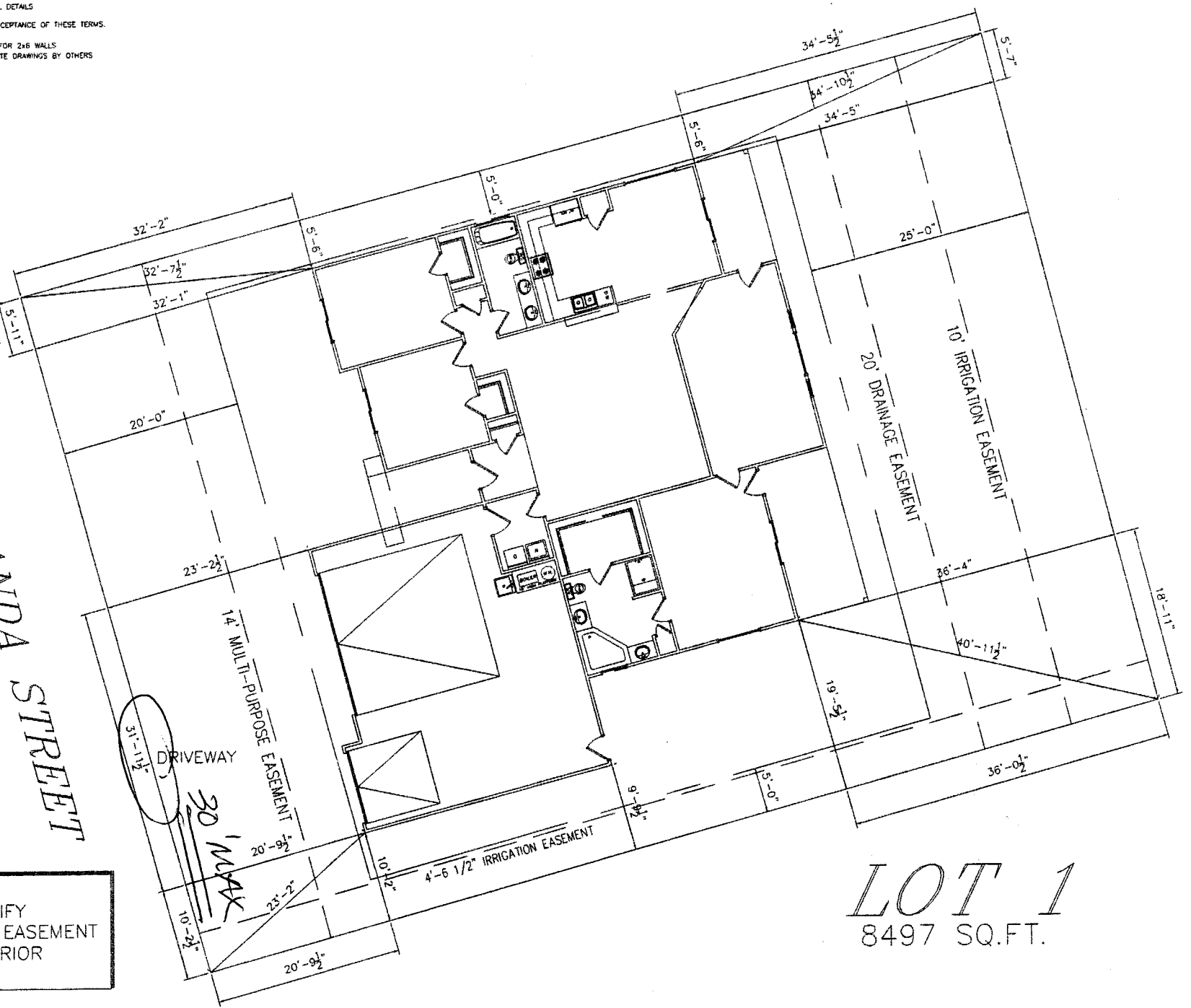
THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS
 DIMENSIONS PRIOR TO CONSTRUCTION.
 THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 RE DRAWN AS 3-1/2" THICK FOR 2x4 WALLS AND 5-1/2" FOR 2x6 WALLS
 IN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
 ENGINEERING DATA.

ACCEPTED *9/17/03*
John Albin
 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.

MIRANDA STREET

OK as noted
9/15/03

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION



LOT 1
 8497 SQ.FT.