

Hamilton 1645

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 674 Miranda SQ. FT. OF PROPOSED BLDGS/ADDITION 1645
TAX SCHEDULE NO. 2945-022-00-114 SQ. FT. OF EXISTING BLDGS NA
SUBDIVISION Colonial TOTAL SQ. FT. OF EXISTING & PROPOSED 2361 w/ garage
FILING 1 BLK 6 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Sonshine & Const. SDC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 2350 G Rd USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 255-8853 DESCRIPTION OF WORK & INTENDED USE New Single Family Home
(2) APPLICANT Sonshine & Dev SDC TYPE OF HOME PROPOSED:
(2) ADDRESS 2350 G Rd Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 255-8853 - 640-4331 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 RMF-5 Maximum coverage of lot by structures 60%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 _____
CENSUS B TRAFFIC _____ 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 July 22/03
Department Approval [Signature] Date 10/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>697</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-31-03</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)



ACCEPTED *Ashli Dargatzis* 10-31-03

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 1
8497 SQ.FT.

MIRANDA STREET

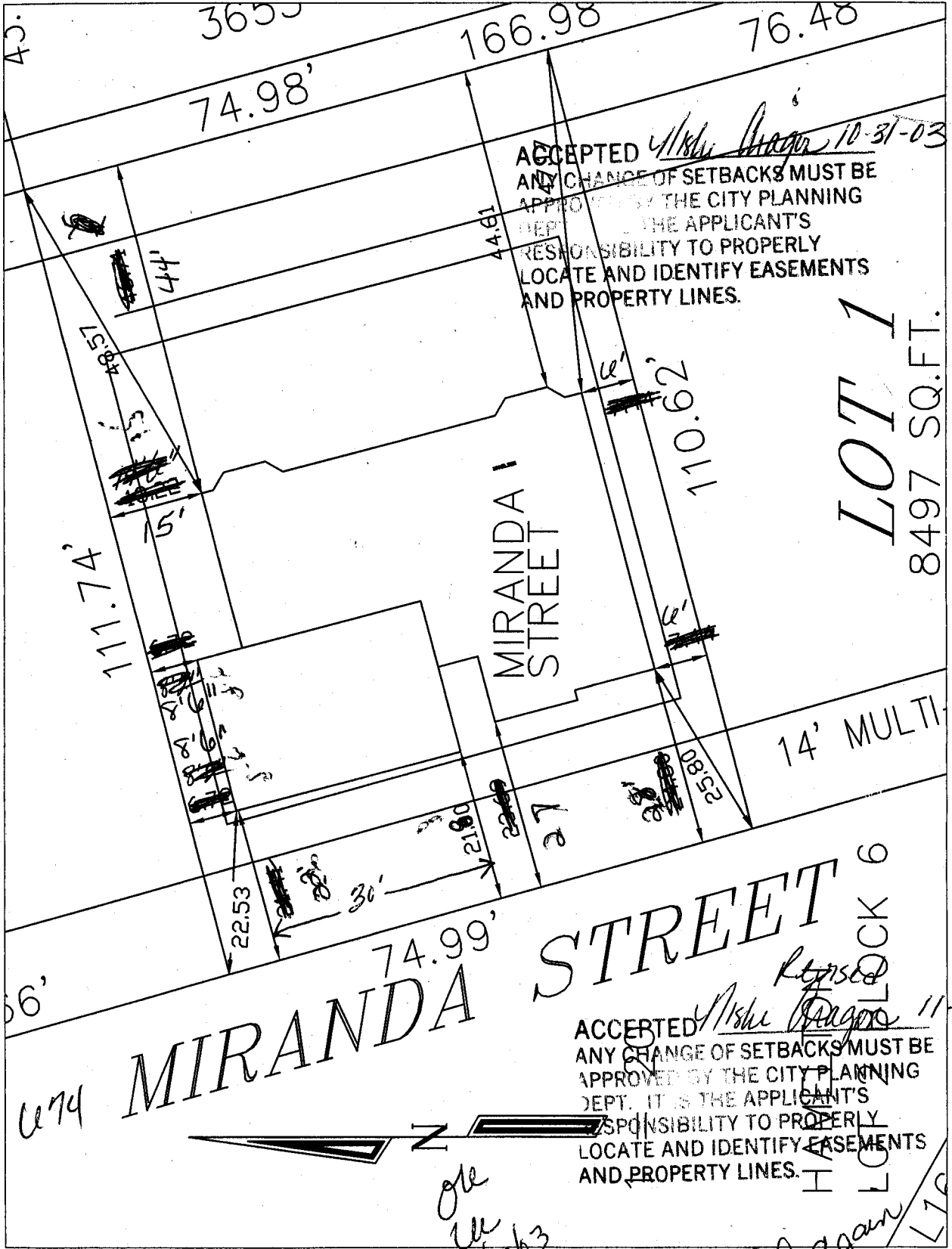
MIRANDA STREET

ACCEPTED *Ashli Dargatzis* 11-24-03

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.

ole uc 10/20/03





ACCEPTED *Althea Page* 10-31-03
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LOT 1
 8497 SQ. FT.

MIRANDA STREET

MIRANDA STREET BLOCK 6

ACCEPTED *Althea Page* 11-24-03
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*ole
 uu
 10/20/03*

*Revised again
 11/20/03
 C. Faye Hall*