

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

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

BLDG PERMIT NO. 90932



Your Bridge to a Better Community

BLDG ADDRESS 676 MIRANDA ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1528 HOUSE
664 GARAGE

TAX SCHEDULE NO. 2945-032-00-114 SQ. FT. OF EXISTING BLDGS Parent parcel #

SUBDIVISION COLONIAL HEIGHTS TOTAL SQ. FT. OF EXISTING & PROPOSED 2192

FILING 1 BLK 6 LOT 3 NO. OF DWELLING UNITS:
Before: _____ After: 1 this Construction

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

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

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

(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 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 Letter from Engineer Required

CENSUS _____ 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 8-18-03

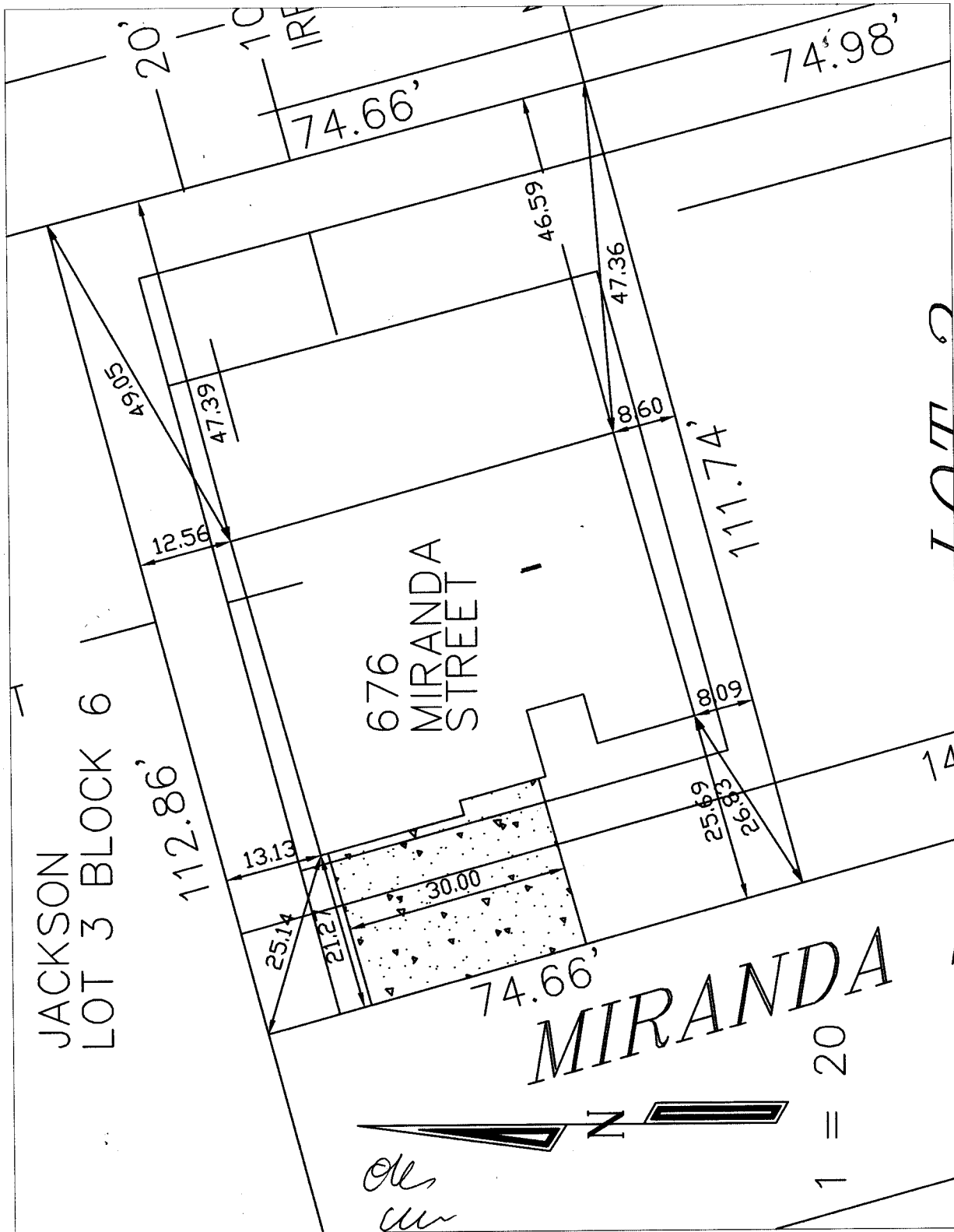
Department Approval [Signature] Date 8/22/03

Additional water and/or sewer tap fee(s) are required:	YES _____	NO _____	W/O No. <u>16470</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/22/03</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)

8/22/03
ACCEPTED *C. Jay Gibson*
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.



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cu
8/19/03