

FEE \$ 60.00  
 TCP \$ 500.00  
 SIF \$ 292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 684 Miranda  
 Parcel No. 2945-032-98-005  
 Subdivision Colonel Heights  
 Filing 2 Block 5 Lot 5

No. of Existing Bldgs \_\_\_\_\_ Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Proposed 2617<sup>#</sup>  
 Sq. Ft. of Lot / Parcel 8759 <sup>#</sup>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Sunshine II  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Sunshine II  
 Address 2350 G Road  
 City / State / Zip GJ CO 81505  
 Telephone 255-8853

**\*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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District "B" Driveway Location Approval CU It's from Lic Eng Reg'd  
 (Engineer's Initials) Expiration date 6-24-05

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).

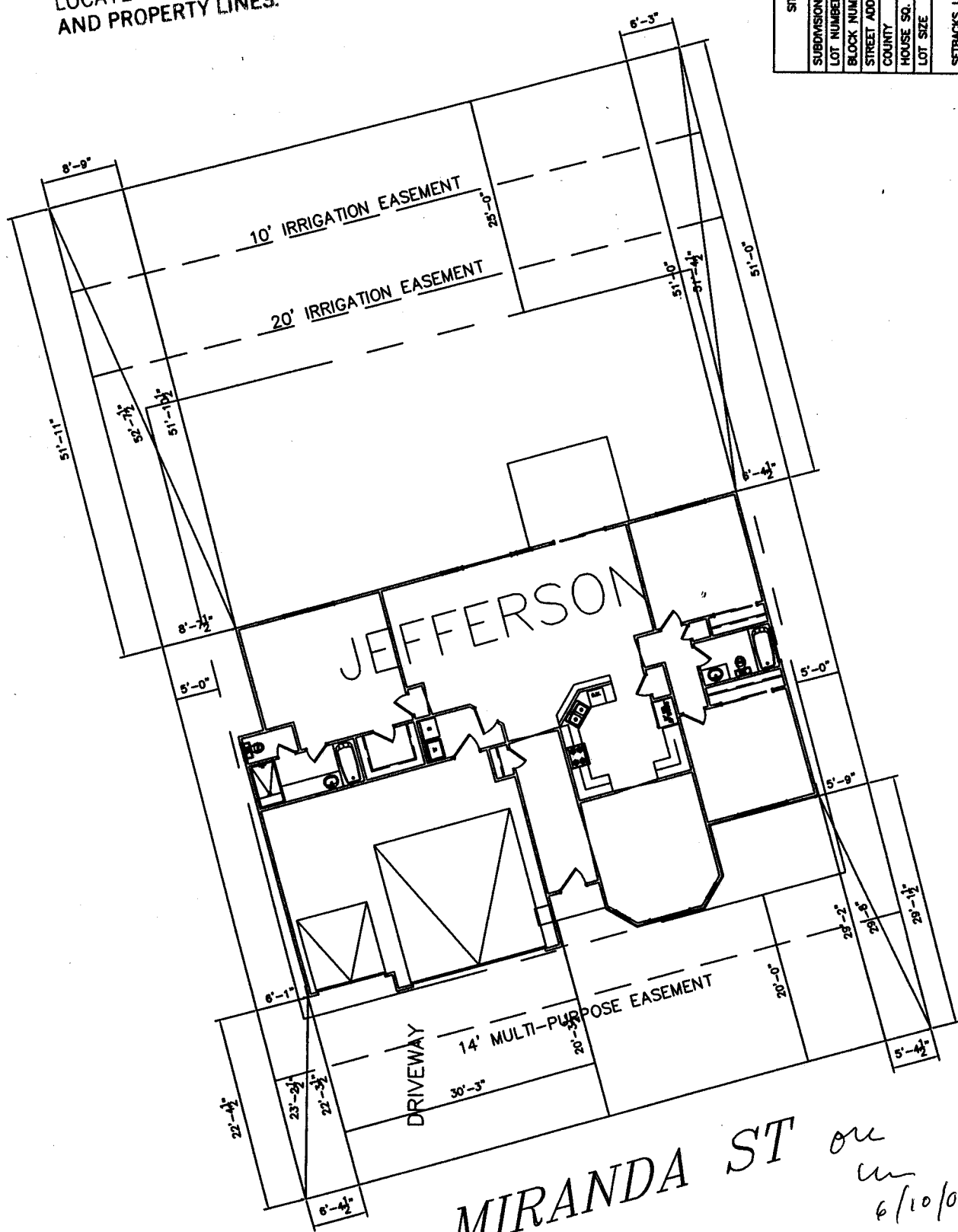
Applicant Signature [Signature] Date 5/9/04  
 Department Approval [Signature] Date 6/23/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17318</u>
Utility Accounting <u>Vatelsberry</u>	Date <u>6/24/04</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)

6/24/04  
 C. Faye Hall  
 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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS
LOT NUMBER	5
BLOCK NUMBER	5
STREET ADDRESS	684 MIRANDA ST
COUNTY	MESA
HOUSE SQ. FT.	?
LOT SIZE	8759 SF
SETBACKS USED	FRONT 20' SIDES 5' REAR 25'



NOTE:  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

**SCALE: no to scale**

MIRANDA ST  
 on  
 6/10/09