

2527 Mira Vista Rd

FEE \$
TCP \$
SIF \$

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2527 Mira Vista Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 768

TAX SCHEDULE NO. 2945-112-12-006 SQ. FT. OF EXISTING BLDGS 2,054

SUBDIVISION Vanderen - Ford Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2,822

FILING _____ BLK _____ LOT 31

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER John R Knipe

(1) ADDRESS 2527 Mira Vista Rd

(1) TELEPHONE (970) 245-3068

USE OF EXISTING BUILDINGS Dwelling

(2) APPLICANT John R Knipe

DESCRIPTION OF WORK & INTENDED USE workshop

(2) ADDRESS 2527 Mira Vista Rd

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 245-3068

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 RSF 4 Maximum coverage of lot by structures 50%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

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 John R. Knipe Date 7/28/05

Department Approval C. Gay Hall Date 7/28/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Deebolt</u>	Date <u>7/28/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

97'

7.5' utility easement

ACCEPTED C. J. 7/28/05
Faye Hall
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.

768 sq. ft.

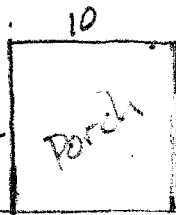
Workshop
New

32

24

12

3



Porch

22

12

12

31

32

2,054 sq ft

Garage

30

12

17

22

41

25.5

Side Walk

Driveway

92'

2527

Mira Vista Blvd
Knipe

110'