

FEE \$	10.00
TCP \$	450.00
SIF \$	292.00

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

BLDG PERMIT NO. 77507



Your Bridge to a Better Community

BLDG ADDRESS 3025 MILBURN DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1196  $\phi$

TAX SCHEDULE NO. 7943-043-00-196 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1196  $\phi$

FILING 1 BLK 4 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Lee Hones NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 3030 FLAMECRIST USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE new Residence

(2) APPLICANT same as TYPE OF HOME PROPOSED:  
0 Site Built 0 Manufactured Home (UBC)  
0 Manufactured Home (HUD)  
0 Other (please specify) \_\_\_\_\_

(2) ADDRESS ABOVE

(2) TELEPHONE \_\_\_\_\_

**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 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 11 TRAFFIC 40 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 1 NOV 00

Department Approval [Signature] Date 11/2/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>see att</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/2/00</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)

