

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

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

BLDG PERMIT NO. 775066



Your Bridge to a Better Community

BLDG ADDRESS 3027 MILBURN DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1400  $\phi$   
 TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1400  $\phi$   
 FILING 1 BLK 4 LOT 5 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 FLAMECRST USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 734-1091 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE  
 (2) APPLICANT Shane AS TYPE OF HOME PROPOSED:  
 (2) ADDRESS ABOVE  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt 0  
 Side 7' from PL, Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 35' CENSUS 11 TRAFFIC 46 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).

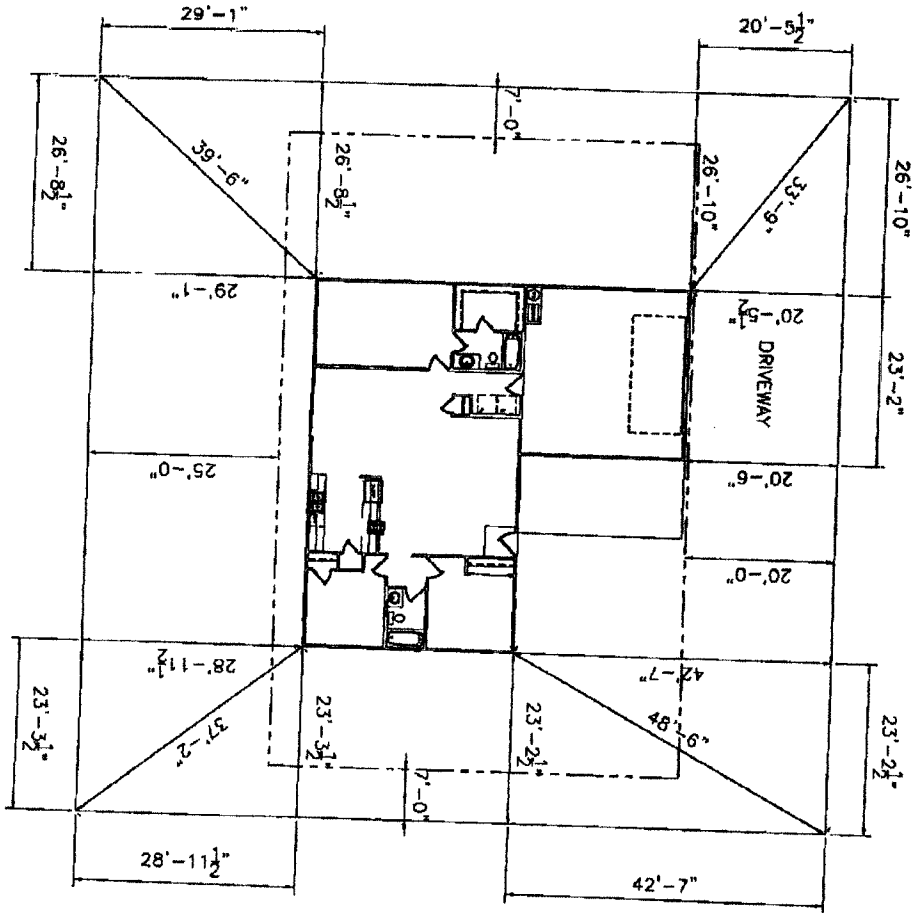
Applicant Signature [Signature] Date 1 NOV 00  
 Department Approval [Signature] Date 11/2/00

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)

3027 MILBURN DRIVE



DRIVE OK

EH  
11/2/00

ACCEPTED *C. Jay Wilson* 11/2/00  
 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.

1400  $\Phi$

BURK

9954 SQ FT

LOT 5

MOUNTAIN VISTA