

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

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

BLDG PERMIT NO. 76057



Your Bridge to a Better Community

BLDG ADDRESS 3028 MILBURN DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1593 ϕ
 TAX SCHEDULE NO. 2943-043-~~00196~~ SQ. FT. OF EXISTING BLDGS 2
 SUBDIVISION MT VISTA 64-005 TOTAL SQ. FT. OF EXISTING & PROPOSED 1593 ϕ
 FILING L BLK 6 LOT 5 NO. OF DWELLING UNITS:
 Before: 2 After: 1 this Construction
 (1) OWNER Lee Howes NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) ADDRESS 3030 FLAMECREST USE OF EXISTING BUILDINGS 2
 (1) TELEPHONE ~~234~~ 234-1091 DESCRIPTION OF WORK & INTENDED USE new Residence
 (2) APPLICANT Lee Howes TYPE OF HOME PROPOSED:
 (2) ADDRESS 3030 FLAMECREST Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-1091 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 RSE-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 46 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).

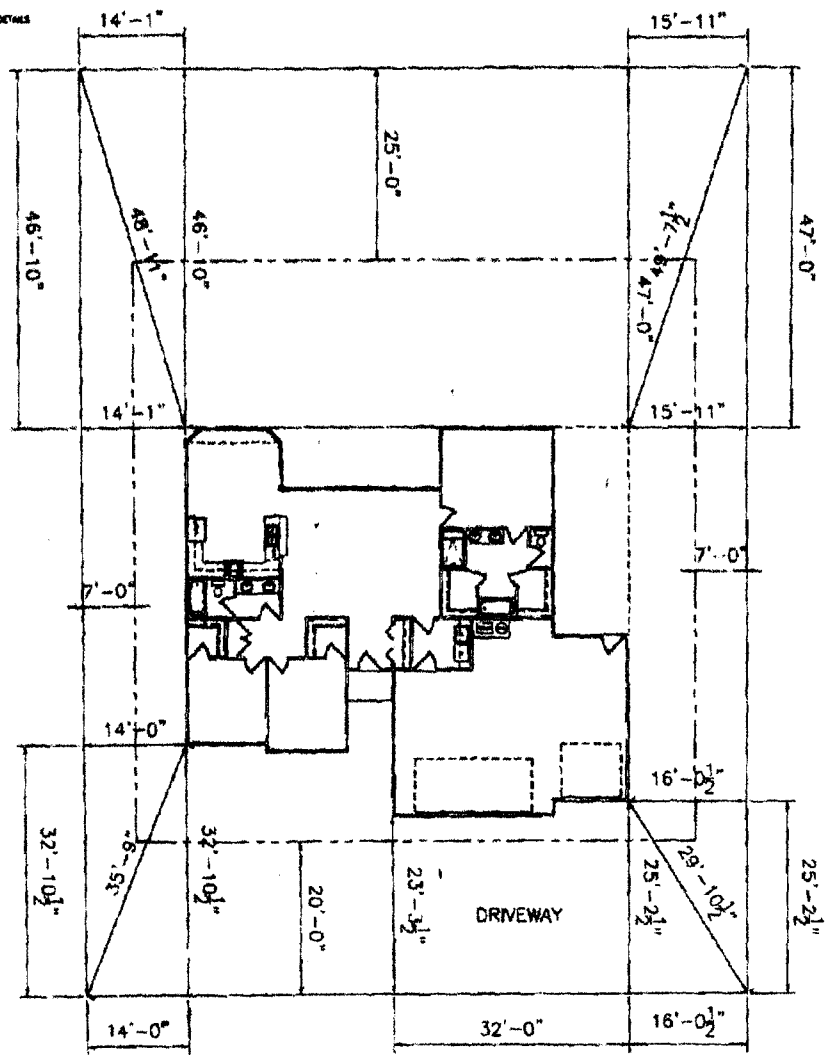
Applicant Signature [Signature] Date 28 Aug 00
 Department Approval C. Faye Nelson Date 9-5-00

Additional water and/or sewer tap fees are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/C No. <u>Pd CBVSD</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-5-00</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)

1. IN THE ABSENCE OF THE SURVEYOR OR OWNER TO VERIFY DETAILS AND DIMENSIONS, THIS IS CONSIDERED AS APPROXIMATE.



MILBURN DRIVE

MOUNTAIN VISTA
 BLOCK 6
 LOT 5
 10960 SQ FT
 3028 MILBURN

9-5-00
 ACCEPTED *C. Jay Nelson*
 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.

DRIVE OK
 SH
 9/1/00

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 716948



Your Bridge to a Better Community

BLDG ADDRESS 656 Miranda St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1856

TAX SCHEDULE NO. 2945-032-74-021 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Diamond Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1856

FILING 2 BLK 3 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 710 S. 15th St. USE OF EXISTING BUILDINGS NO

(1) TELEPHONE 242-8134 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT Castle Homes Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 202 North Av. PMB 164 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 248-9708

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 PD Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 23' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 19 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 Melanie D. Stork Date 9-12-00

Department Approval C. Fib. C. Fay Jason Date 9-28-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13416</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9-28-00</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)

