

FEE \$	10 -
TCP \$	450 -
SIF \$	292 -

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

BLDG PERMIT NO. 76183



*EX*

Your Bridge to a Better Community

BLDG ADDRESS 3030 MILBURN DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1593  $\phi$   
 TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS  $\phi$   
 SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1593  $\phi$   
 FILING 1 BLK 6 LOT 4 NO. OF DWELLING UNITS:  
 (1) OWNER Lee Homes Before: 0 After: 1 this Construction  
 (1) ADDRESS 2755 N. AVE NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) TELEPHONE 248-4612 USE OF EXISTING BUILDINGS  $\phi$   
 (2) APPLICANT Lee Homes DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) ADDRESS 2755 N. AVE. TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 248-4612  Site Built  Manufactured Home (UBC)  
 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 50%  
 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 4/6 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 26 JUL 00  
 Department Approval C. Jaye Gibson Date 7-27-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL CSVSD</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/27/00</u>

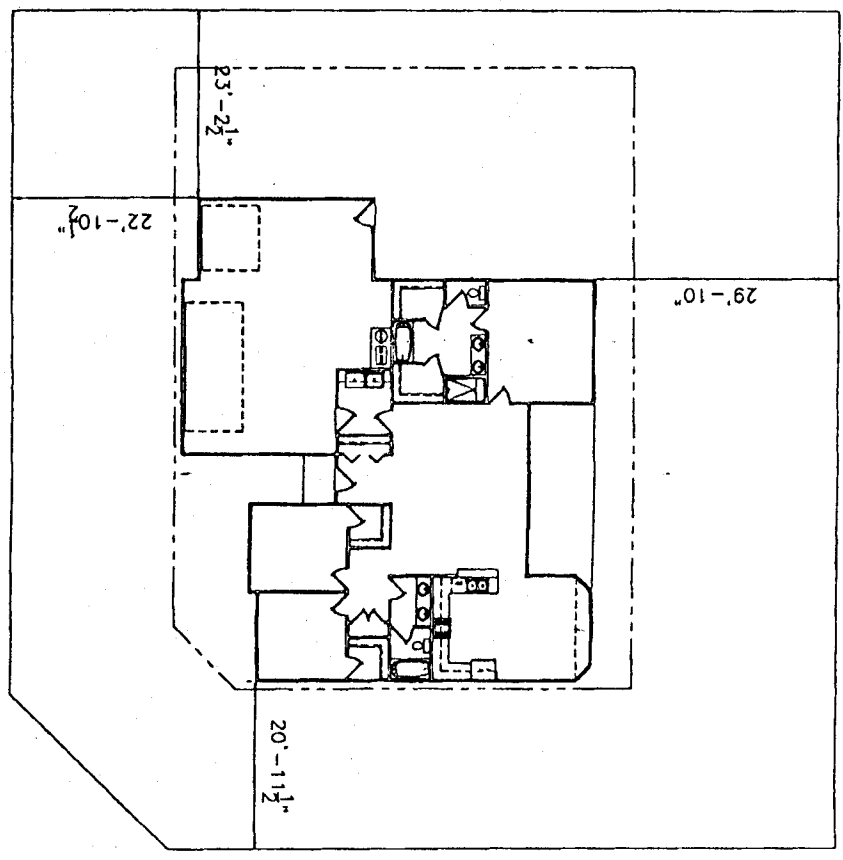
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE RESPONSIBILITY OF THE APPLICANT OR OWNER TO VERIFY DETAILS AND PROVIDE NECESSARY DOCUMENTATION.

ACCEPTED *C. Faye Albers* 7/27/00  
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.

3030 MILBURN DRIVE



ROUND TABLE ROAD

MOUNTAIN VISTA

LOT 4  
10465 SQ. FT  
BLK 6

1593 SF 3 CAR

7/27/00  
DRIVE O.K.  
*[Signature]*

*All measurements are approximate*