

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

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

BLDG PERMIT NO. 78205



Your Bridge to a Better Community

BLDG ADDRESS 3031 MILBURN CT
 TAX SCHEDULE NO. 2943-043-00-196
 SUBDIVISION MT VISTA
 FILING 1 BLK 5 LOT 5
 (1) OWNER Lee Homes
 (1) ADDRESS 3030 FLAMECREST
 (1) TELEPHONE 234-1091
 (2) APPLICANT ↑ ↑
 (2) ADDRESS ↑ ↑
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1400
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1400
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS 0
 DESCRIPTION OF WORK & INTENDED USE New Residence
 TYPE OF HOME PROPOSED:
 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 RSF-4
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES NO
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 11 TRAFFIC 96 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 27 Dec 00
 Department Approval [Signature] Date 12/29/00

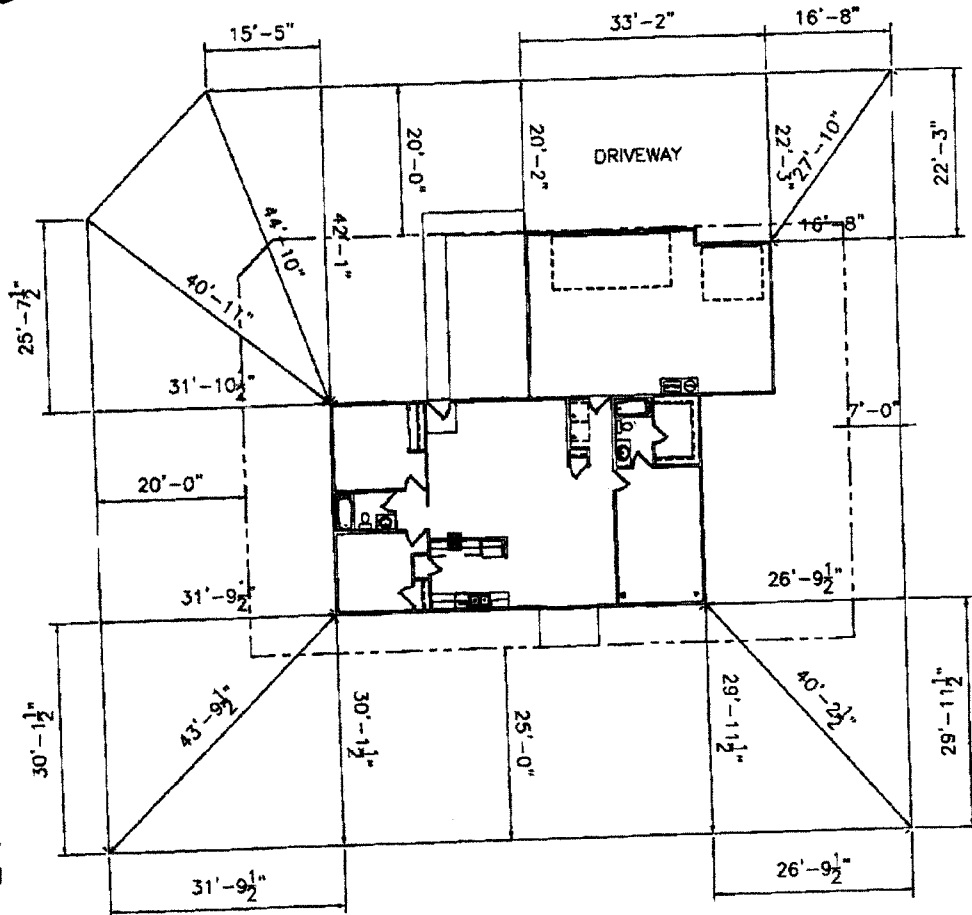
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>CGVSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-29-00</u>		

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)

3031 MILBURN COURT

MOUNTAIN VISTA
LOT 5 BLK 5
10747 SQ FT
1400 3 CAR

ROUND TABLE ROAD



ACCEPTED
 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.

Nisde Aragon 12/29/00

DRIVE OK
David
 12/28/00