

FEE \$	10 ⁰⁰
TCP \$	450 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 77340



Your Bridge to a Better Community

BLDG ADDRESS 3033 MILBURN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1644 ϕ
 TAX SCHEDULE NO. 2943-043-00-196 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1644 ϕ
 FILING 1 BLK 5 LOT 6 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 FLAME CREST USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE new residence
 (2) APPLICANT Lee Hones TYPE OF HOME PROPOSED:
 (2) ADDRESS 3030 FLAME CREST 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 RSF4 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 0
 Maximum Height 35' Special Conditions _____
 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 10 OCT 00
 Department Approval [Signature] Date 10/11/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/C No. <u>See attached</u>
Utility Accounting	Date <u>10/11/00</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)

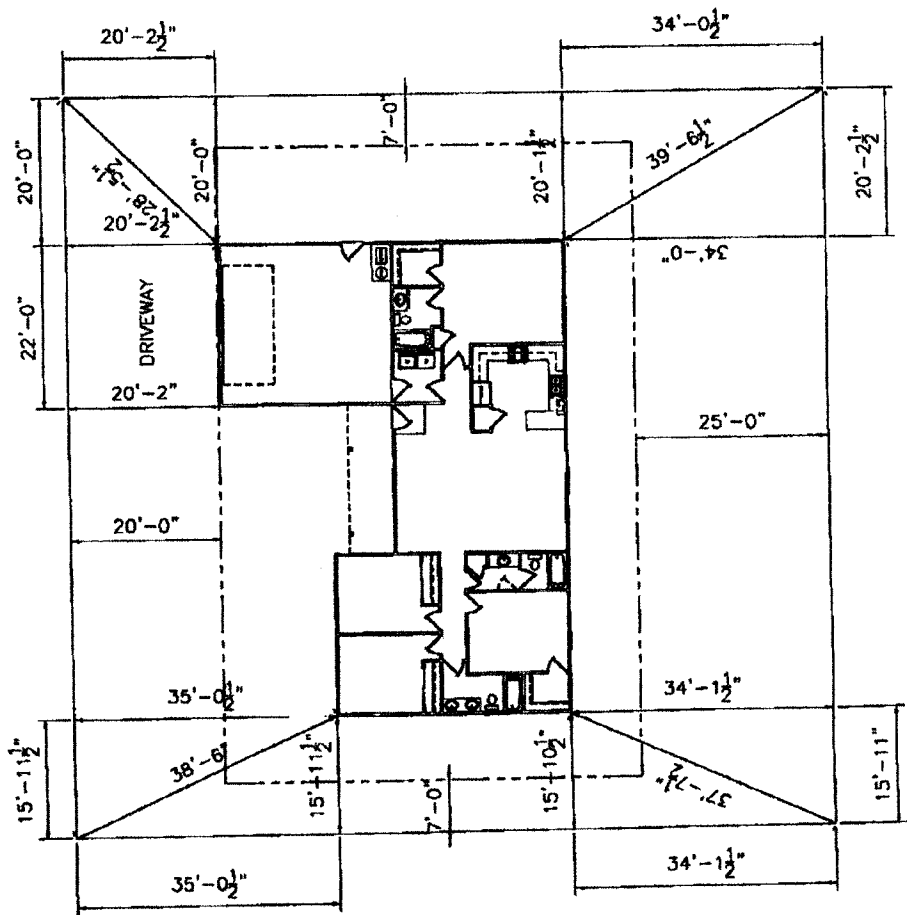
MOUNTAIN VISTA

LOT 6

10015 SQ FT

1644

3033 MILBURN COURT



DRIVE OK
EH
10/11/00

ACCEPTED SLC 10/11/00
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.