

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 78206



Your Bridge to a Better Community

BLDG ADDRESS 3034 MILBURN CT  
 TAX SCHEDULE NO. 2943-043-00-196  
 SUBDIVISION MT VISTA  
 FILING 1 BLK 5 LOT 14  
 (1) OWNER Lee Homes  
 (1) ADDRESS 3030 FLAMMEST  
 (1) TELEPHONE 234-1091  
 (2) APPLICANT ↑ ↑  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 1196 #  
 SQ. FT. OF EXISTING BLDGS 2  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1196 #  
 NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction  
 USE OF EXISTING BUILDINGS 2  
 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 X NO \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 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).

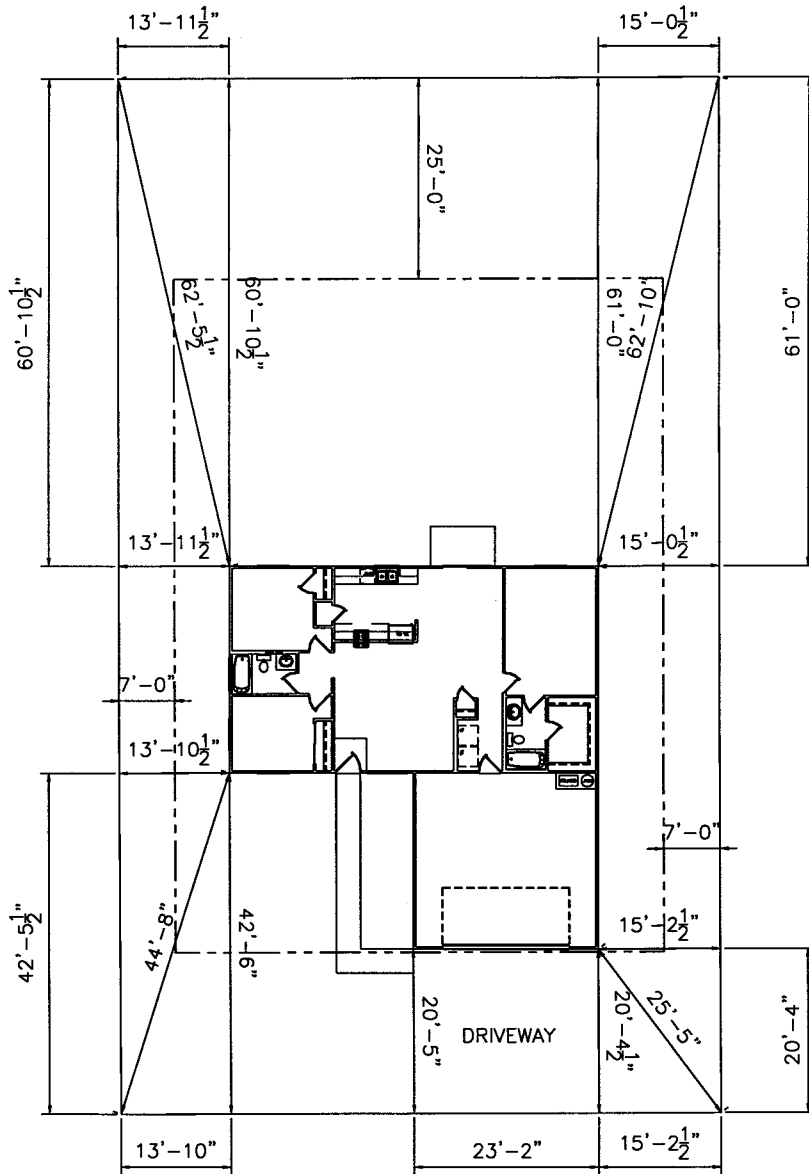
Applicant Signature [Signature] Date 27 Dec 00  
 Department Approval [Signature] Date 12/29/00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No <u>[Signature]</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)

MOUNTAIN VISTA



LOT 14 BLK 5  
9700 SQ FT

1196 2 CAR

DRIVE OK

*Small*

12/28/02

ACCEPTED

*Alden Aragon 12/29/02*

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.

3034

MILBURN COURT