

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

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

BLDG PERMIT NO. 74210



Your Bridge to a Better Community

BLDG ADDRESS 3037 Milburn Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1504 Sq. Ft.  
 (parent parcel)

TAX SCHEDULE NO. 2943-043-00-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1504 Sq. Ft.

FILING 1 BLK 5 LOT 8

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER RoseAnne Munson

(1) ADDRESS Clifton, Colorado

(1) TELEPHONE 261-3260 (Bill)

(2) APPLICANT William SERVICES

(2) ADDRESS 225 Willowbrook Rd.

(2) TELEPHONE 970-242-7632

USE OF EXISTING BUILDINGS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE Const New Home

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

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 7' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 11 TRAFFIC 50 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 William J. Service

Date 8-13-2006

Department Approval C. C. Taylor Gibson

Date 8-14-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>←</u>
Utility Accounting <u>W. Oberholt</u>		Date <u>8-14-00</u>	

2d  
 C.F.  
 C.F. 50

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)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [ ]
4. All **easements** and **rights-of-way** on the property. . . . . [ ]
5. All **other structures** on the property. . . . . [ ]
6. All **streets** adjacent to the property and street names . . . . . [ ]
7. All existing and proposed **driveways**. . . . . [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

