

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

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

BLDG PERMIT NO. 75685



EX

Your Bridge to a Better Community

BLDG ADDRESS 3041 MILBURN CT  
 TAX SCHEDULE NO. 2943-043-001986  
 SUBDIVISION MT. VISTA  
 FILING 1 BLK 5 LOT 11  
 (1) OWNER Lee Hones  
 (1) ADDRESS 2753 N. Ave  
 (1) TELEPHONE 248-4612  
 (2) APPLICANT Lee Hones  
 (2) ADDRESS 2753 N. Ave  
 (2) TELEPHONE 248-4612

SQ. FT. OF PROPOSED BLDGS/ADDITION 1288 φ  
 SQ. FT. OF EXISTING BLDGS 2  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1288 φ  
 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 90  
 Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Parking Req'mt 2  
 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).

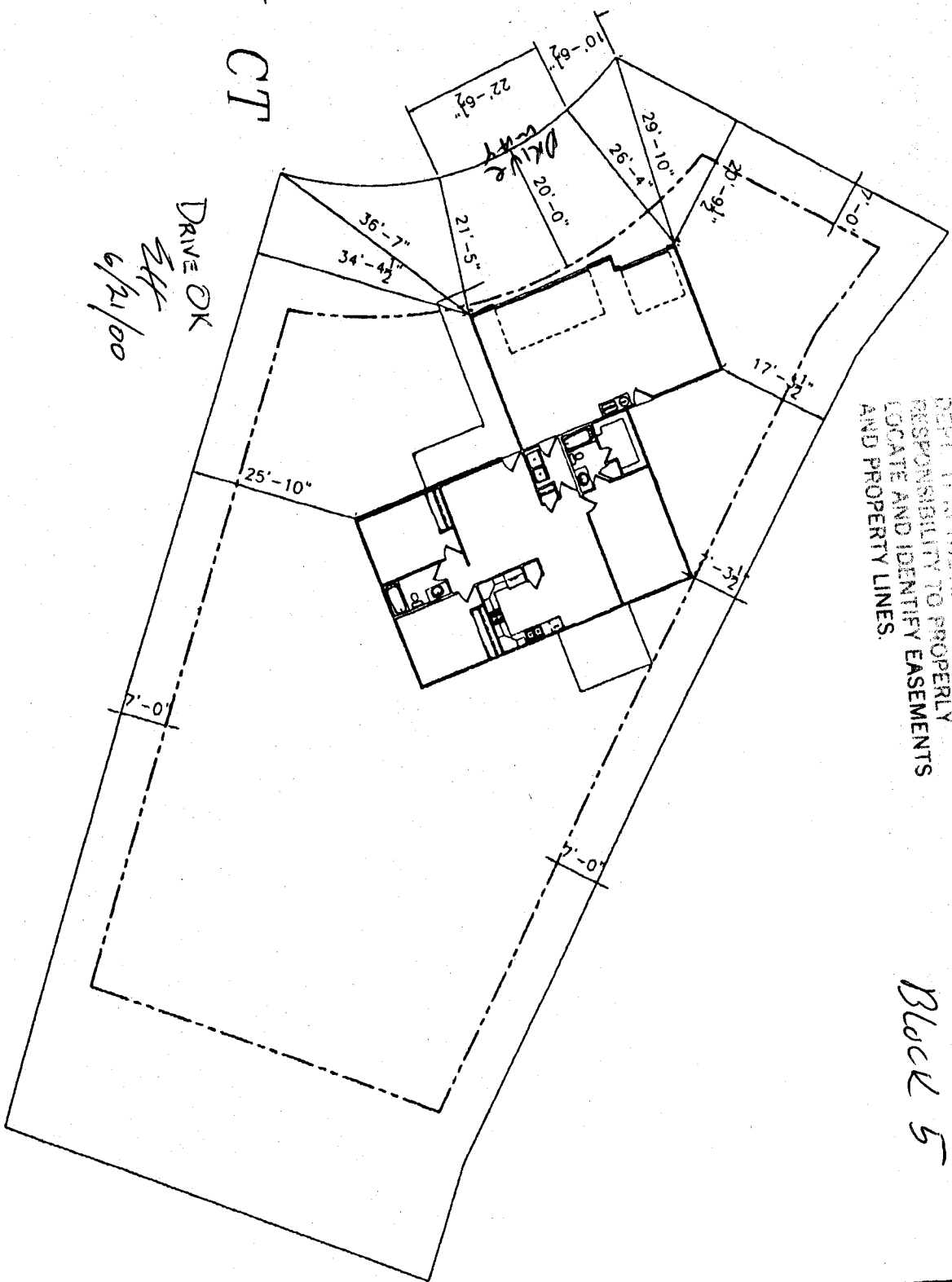
Applicant Signature [Signature] Date 20 JUN 00  
 Department Approval [Signature] Date 6/21/00

Additional water and/or sewer tap fee(s) are required:	YES <u>[initials]</u>	NO	W/O No. <u>CSVSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/21/00</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)

3041  
MILBURN CT



DRIVE OK  
SW  
6/21/00

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.

*W. J. ...*  
6/21/00

MOUNTAIN VISTA

LOT 11

14174 SQ FT

Block 5