

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

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

BLDG PERMIT NO. 79470



Your Bridge to a Better Community

BLDG ADDRESS 3029 MILBURN DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1689

TAX SCHEDULE NO. 2943-043-62-006 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION MOUNTAIN VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1689

FILING _____ BLK 4 LOT 6

(1) OWNER ALM CONST INC. NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 610 DEVIN DR NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE (970) 434-6467 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT LOREN J. MARTIN DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY

(2) ADDRESS 610 DEVIN DR TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE (970) 434-6467

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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Loren J. Martin Date 4-12-01

Department Approval Wesley Wagon Date 4/17/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13909</u>
Utility Accounting	<u>Patricia Kover</u>	Date	<u>4-17-01</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)

SITE PLAN

3029 MILBURN DR



MILBURN DRIVE

74.85'

EASEMENT

DRIVEWAY
25'
22.4'

MULTI-PURPOSE
14'

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

DRIVEWAY
4/19/01

ROUND TABLE ROAD

80.04'

25'

DRIVEWAY
4/14/01

35.29'

14' IRRIGATION EASEMENT

94.31'

99.54'

16.98'