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

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

BLDG PERMIT NO. 78449



Your Bridge to a Better Community

BLDG ADDRESS 3032 MILBURN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1414 #

TAX SCHEDULE NO. 2943-043-02-196 SQ. FT. OF EXISTING BLDGS X

SUBDIVISION MT VISTA TOTAL SQ. FT. OF EXISTING & PROPOSED 1414 #

FILING 1 BLK 5 LOT 15 NO. OF DWELLING UNITS:  
 Before: X After: 1 this Construction

(1) OWNER Lee Homes NO. OF BUILDINGS ON PARCEL  
 Before: X After: 1 this Construction

(1) ADDRESS 3038 FLAMECREST USE OF EXISTING BUILDINGS X

(1) TELEPHONE 234-1091 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT ↑ ↑ TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 RSE-4 Maximum coverage of lot by structures 5000

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X 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 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 11 JAN 01

Department Approval [Signature] Date 1/16/01

|  |   |                             |                            |
|--|---|-----------------------------|----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | M/A No. <u>paid @ CGV.</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      | Date                        | <u>1/16/01</u>             |

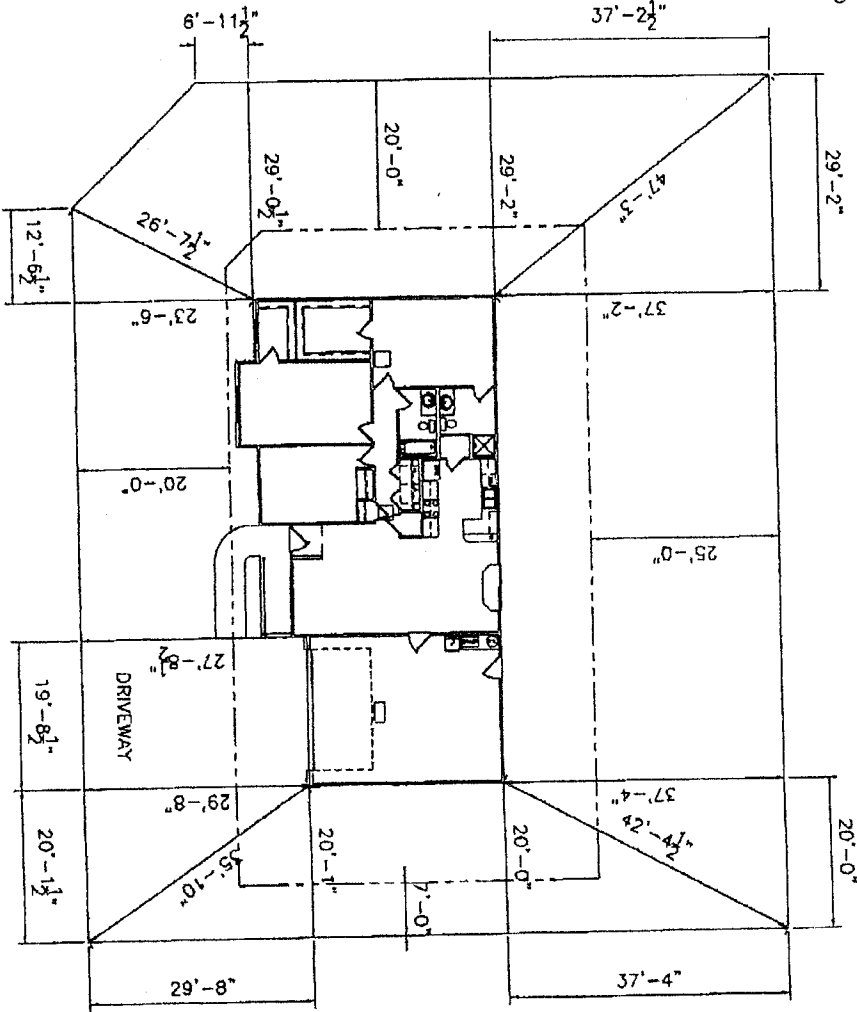
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

ACCEPTED *C. Jaye Gibson*  
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.

SIGNATURE OF CONTRACTOR  
SIGNATURE OF BUYER

ROUND TABLE ROAD

3032 MILBURN COURT



MOUNTAIN VISTA  
LOT 15  
10466 SQ FT  
1414 #

DRIVE OK  
DMD  
1/11/01