

FEE \$	10 <sup>-</sup>
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. will not require permit



Your Bridge to a Better Community

BLDG ADDRESS 3032 Milburn Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 8x10 ft storage building  
Grand Junction CO 81504  
TAX SCHEDULE NO. 2943-043-63-015 SQ. FT. OF EXISTING BLDGS 1400 #  
SUBDIVISION Mountain Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 240 total  
FILING 1 BLK 5 LOT 15 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER Pamela C Johnson NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 4 this Construction  
(1) ADDRESS 3032 Milburn Ct G.J. CO 81504 USE OF EXISTING BUILDINGS home  
(1) TELEPHONE 970-523-5443 DESCRIPTION OF WORK & INTENDED USE storage  
(2) APPLICANT same TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_  Other (please specify) storage sheds

**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 R8F-4 Maximum coverage of lot by structures 50%  
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO   
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 3' to leave from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_  
Maximum Height 35' Special Conditions \_\_\_\_\_  
(Accessory) 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 Pamela C Johnson Date 3-16-01  
Department Approval Ronnie Edwards Date 3-16-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>OK</u>	Date	<u>3/16/01</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)

