

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

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

BLDG PERMIT NO. 85764



Your Bridge to a Better Community

BLDG ADDRESS 3039 Milburn Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,820
 TAX SCHEDULE NO. 2943-043-63-009 SQ. FT. OF EXISTING BLDGS 6
 SUBDIVISION Mtn. Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 1,820
 FILING 1 BLK 5 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Stan & Pam Scott NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1380 E. Sherwood #7 USE OF EXISTING BUILDINGS ~~New Single Family Residential Home~~
 (1) TELEPHONE 245-5205 DESCRIPTION OF WORK & INTENDED USE New Single Family Residential Home
 (2) APPLICANT J.G. Molzahn Const, Inc TYPE OF HOME PROPOSED:
 (2) ADDRESS 3020 Bookcliff Ave. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-6069 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) 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 11 TRAFFIC 4/2 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 Adam E. Mofel Date 8-1-02
 Department Approval Dayleen Anderson Date 8-8-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15193</u>
Utility Accounting	<u>Chocol</u>	Date	<u>8/8/02</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)

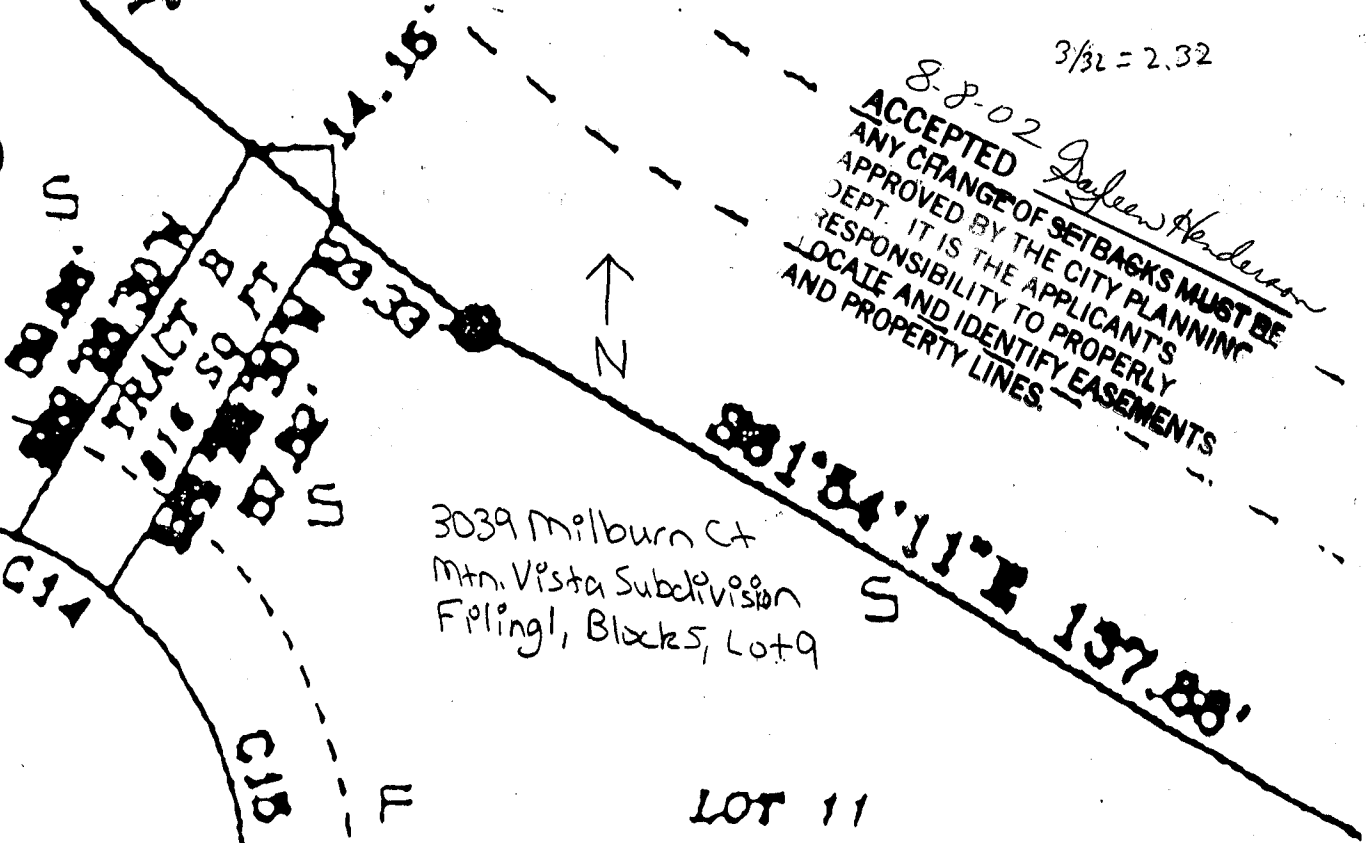
3/32 = 2.32

8-8-02

Jaylen Henderson

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.

38



3039 Milburn Ct
Mtn. Vista Subdivision
Filing 1, Blocks 5, Lot 9

LOT 11
14174 SQ FT

3041

DRIVE OK
4/8/02

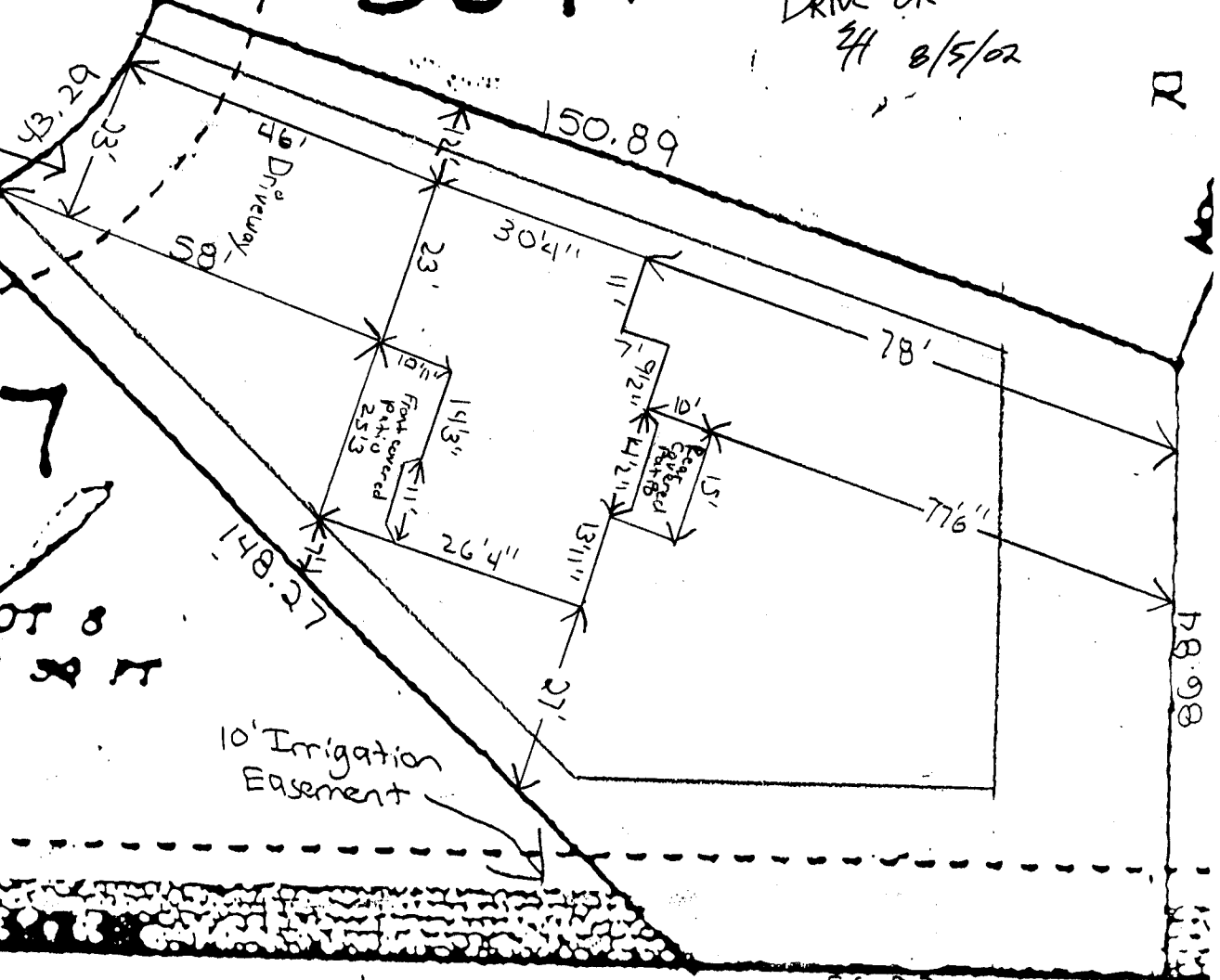
Milburn Court

14' Multi Purpose
Easement

3037

LOT 8
12007 SQ FT

10' Irrigation
Easement



606 B