

FEE \$ 10.00
 TCP \$ ~~1500.00~~
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 3019 Milburn
 Parcel No. 2943-043-Lde-003
 Subdivision Monarch Glen
 Filing 1 Block 2 Lot 3

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1960
 Sq. Ft. of Lot / Parcel 9,100.6
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2025
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Greg & Andrea Hartz
 Address 3019 Milburn
 City / State / Zip 65, Colo. 81504

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Mike Massburg
 Address 197 T Z Trail
 City / State / Zip 65, Colo. 81503
 Telephone 244-1655 / 434-7453

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District D Driveway Location Approval _____
 (Engineer's Initials)

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).

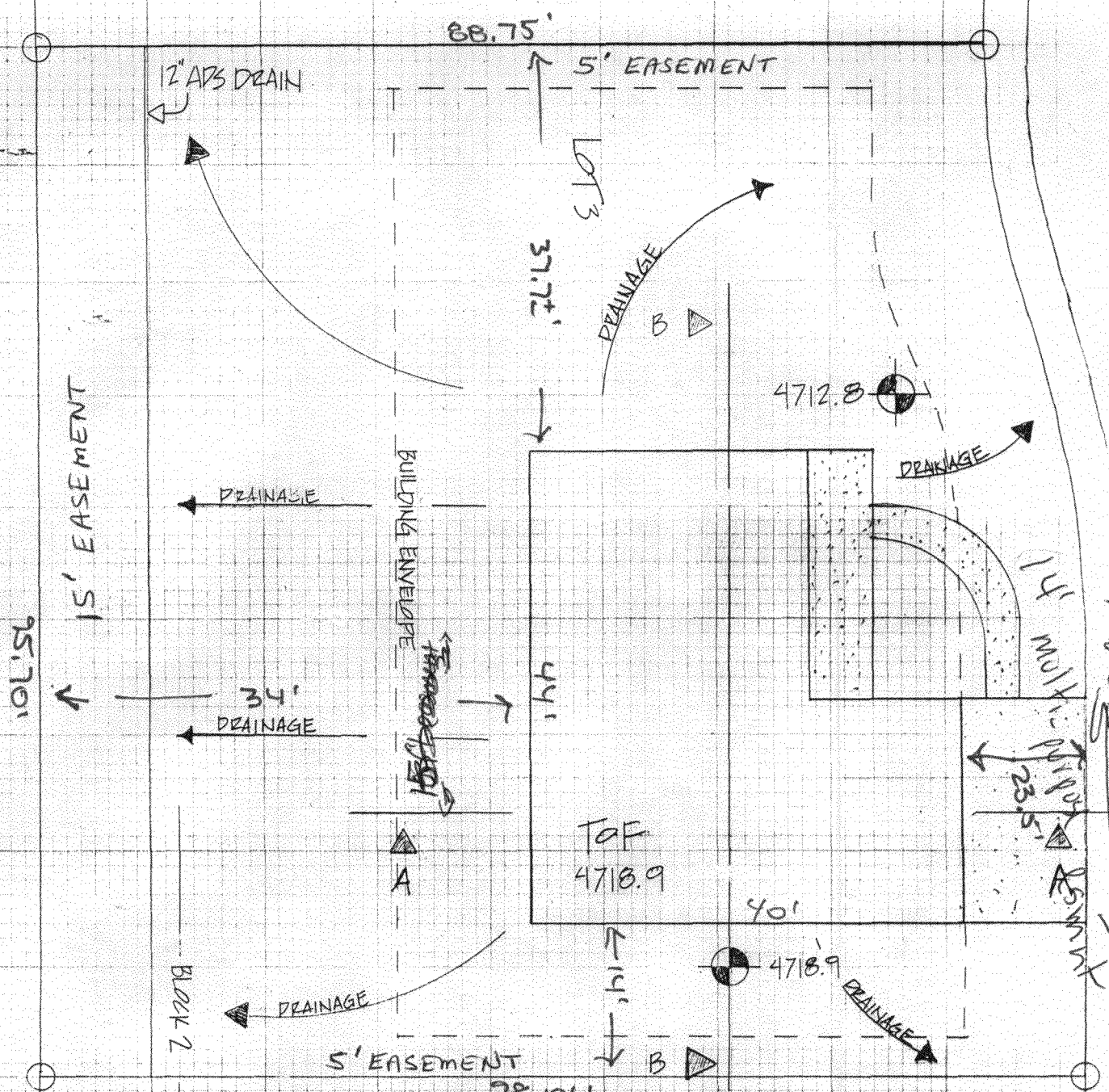
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Michael D. Woodbury Date 7-20-05
 Department Approval JH Gayleen Henderson Date 7-25-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18283
 Utility Accounting [Signature] Date 7/25/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN 309 MILBURN



7-25-05
 ACCEPTED Gayleen Henderson
 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.

LOT 4

North ↑

20ft driveway

14ft walkway

25.5'

4712.8

TOP 4718.9

4718.9

105.70'

15' EASEMENT

BUILDING ENVELOPE

44'

5' EASEMENT

78.01'

37.77'

88.75'

5' EASEMENT

12" ADS DRAIN

LOT 3

DRAINAGE

DRAINAGE

34' DRAINAGE

DRAINAGE

DRAINAGE

DRAINAGE

15ft driveway

A

B

B

Block 2