

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

87558-33060

Building Address 3038 Milburn Ct
 Parcel No. 2943-043-63-012
 Subdivision Mountain Vista
 Filing 1 Block 5 Lot 12

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 1593 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Carol + Belle Philpott
 Address 3038 Milburn Ct
 City / State / Zip Grand Junction Co.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name By owner
 Address _____
 City / State / Zip _____
 Telephone 970-432-1971

***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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)		

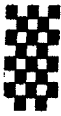
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Ma Belle Philpott Date 9-16-05
 Department Approval Mishi Aragon Date 9-16-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Patio Cover only</u>
Utility Accounting <u>Ch Marshall Cole</u>	Date <u>9/16/05</u>		

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)



MOUNTAIN VISTA

B L O C K 5

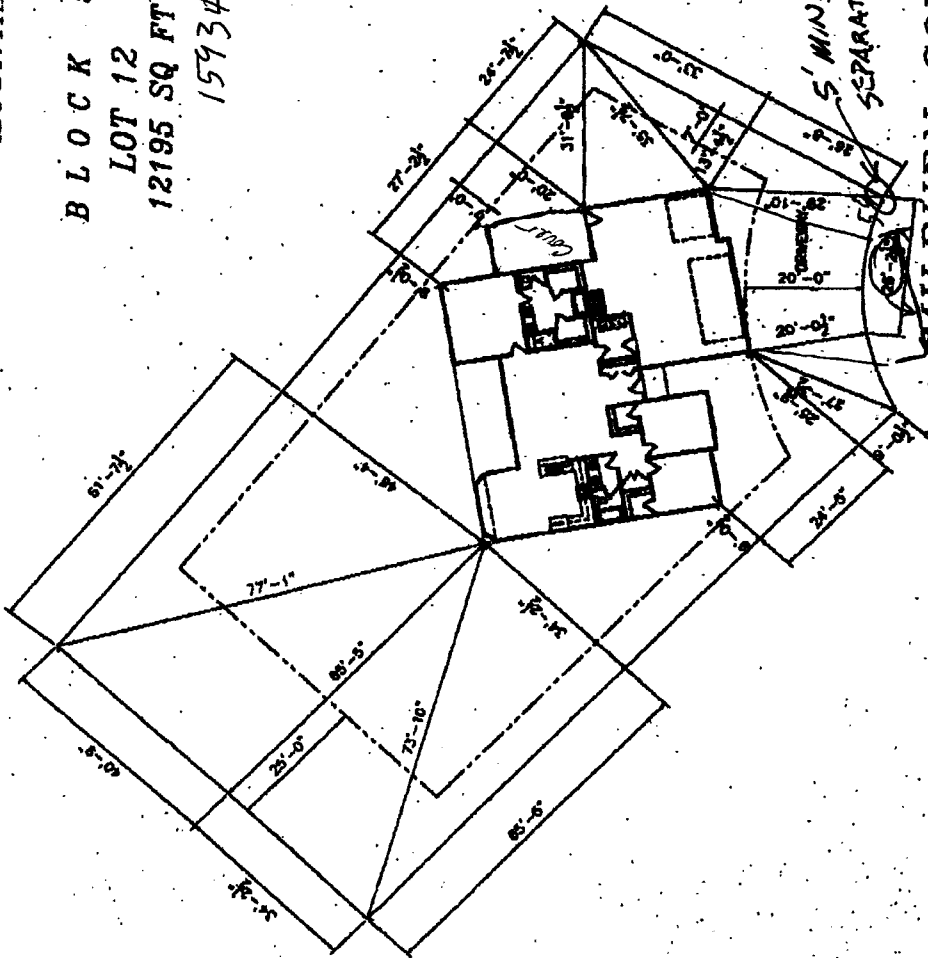
LOT 12

12195 SQ FT

15934 CAR

MILBURN COURT

3038



Dave [unclear]
Paul [unclear]
10-2-00

9/12/05

ACCEPTED SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

ACCEPTED SLL 10-2-00
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
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AND PROPERTY LINES.