

FEE \$	10.00
TCP \$	408.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 3007 Milburn SQ. FT. OF PROPOSED BLDGS/ADDITION 1822
 TAX SCHEDULE NO. 2943-043-65-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Monarch Glen TOTAL SQ. FT. OF EXISTING & PROPOSED 1822
 FILING 21 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Centennial Const. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2030 Paint Pony Ct. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 250-6827 DESCRIPTION OF WORK & INTENDED USE new residence
 (2) APPLICANT Mark Beebe TYPE OF HOME PROPOSED:
 (2) ADDRESS same as owner Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 D TRAFFIC _____ 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 Mark Beebe Date 7-19-05
 Department Approval Gayleen Henderson Date 7-22-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>18281</u>
Utility Accounting	<u>Overholt</u>	Date	<u>7/22/05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

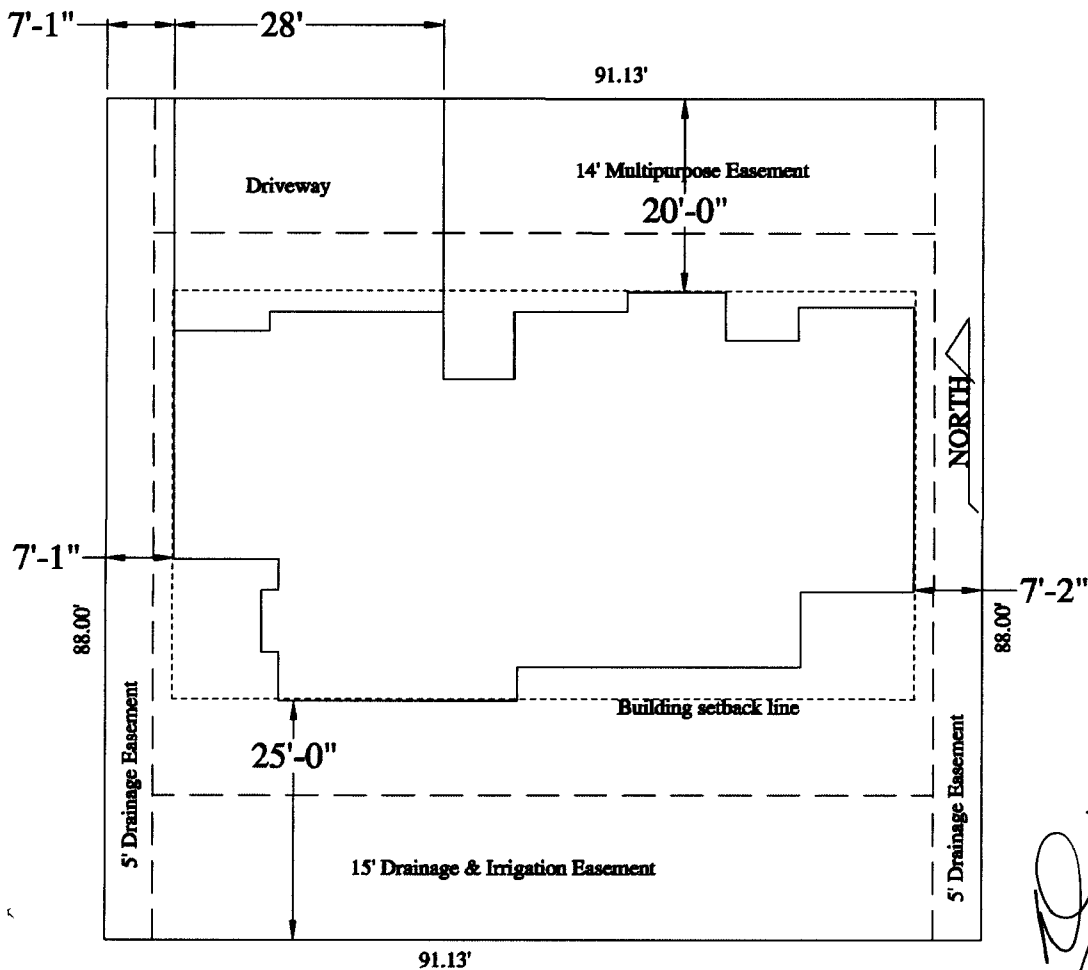
3007 MILBURN DRIVE
LOT 7 BLK 1
MONARCH GLEN SUB.
8019 SF
SCH# 2943-043-65-007
SCALE: 1" = 20'

SETBACKS:

FRONT 20'
REAR 25'
SIDE 7'

7-22-05
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.

Milburn Drive



*Done OK
Kurt Down
7-22-05*