

FEE \$ 10.00
 TCP \$ 1,092
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 3009 MILLBURN DR
 Parcel No. 2943-043 65 008
 Subdivision MONARCH GLEN
 Filing _____ Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 1840
 Sq. Ft. of Lot / Parcel 8,100
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2700

OWNER INFORMATION:

Name MOUNTAIN HIGH HOME BUILDERS
 Address 2196 AVENUE
 City / State / Zip GRAND JUNCTION CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DON BROYLES
 Address 181 LITTLE PARK RD.
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 216-5762

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 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 RST-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 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 Don Broyles Date 4-6-05
 Department Approval Ulrich Maguire Date 4-11-05

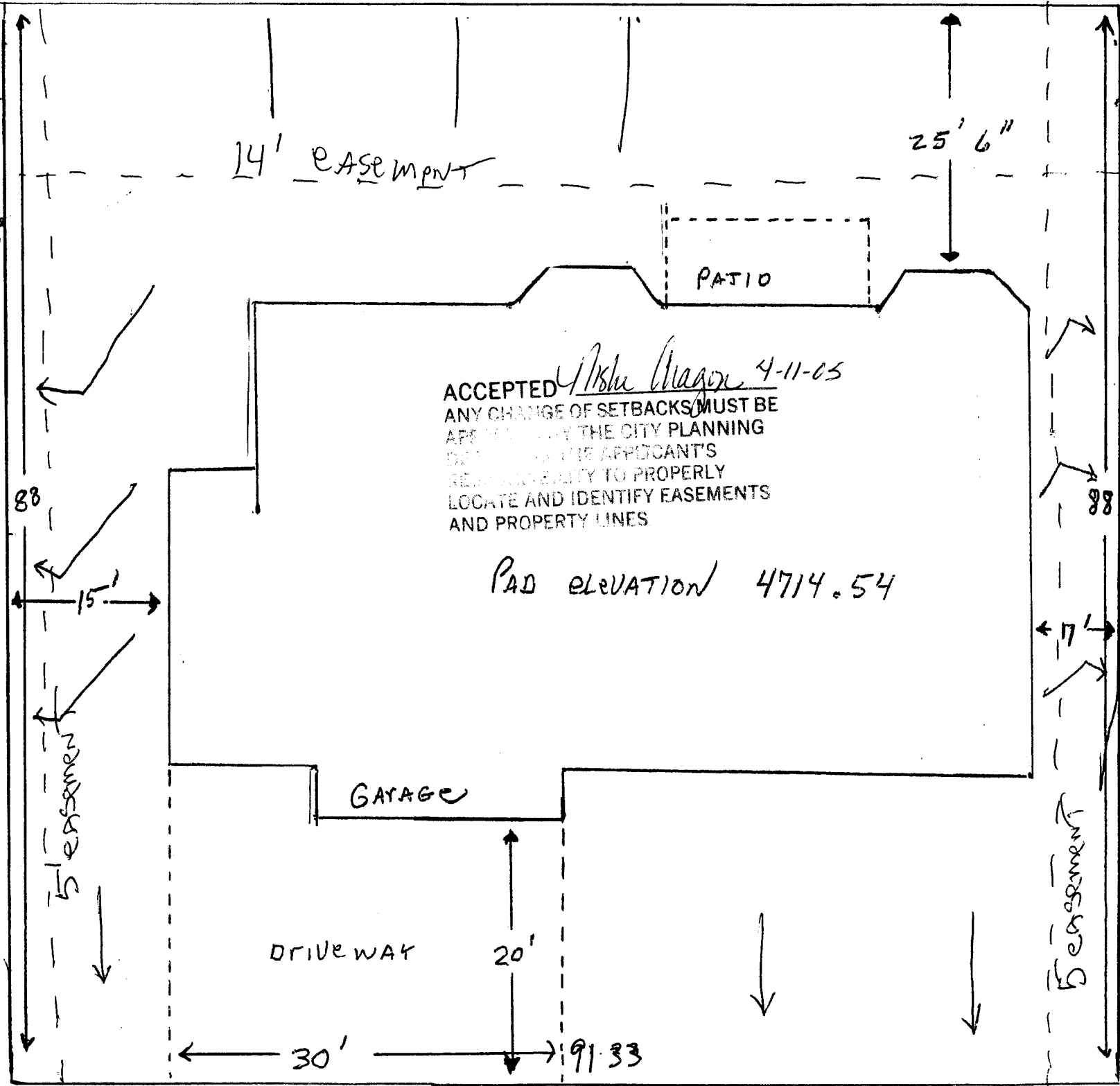
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

3009 MILBORN DR
MONARCH GLEN

2943-043-65-008

LOT 8

4/9/05
w
dr
on

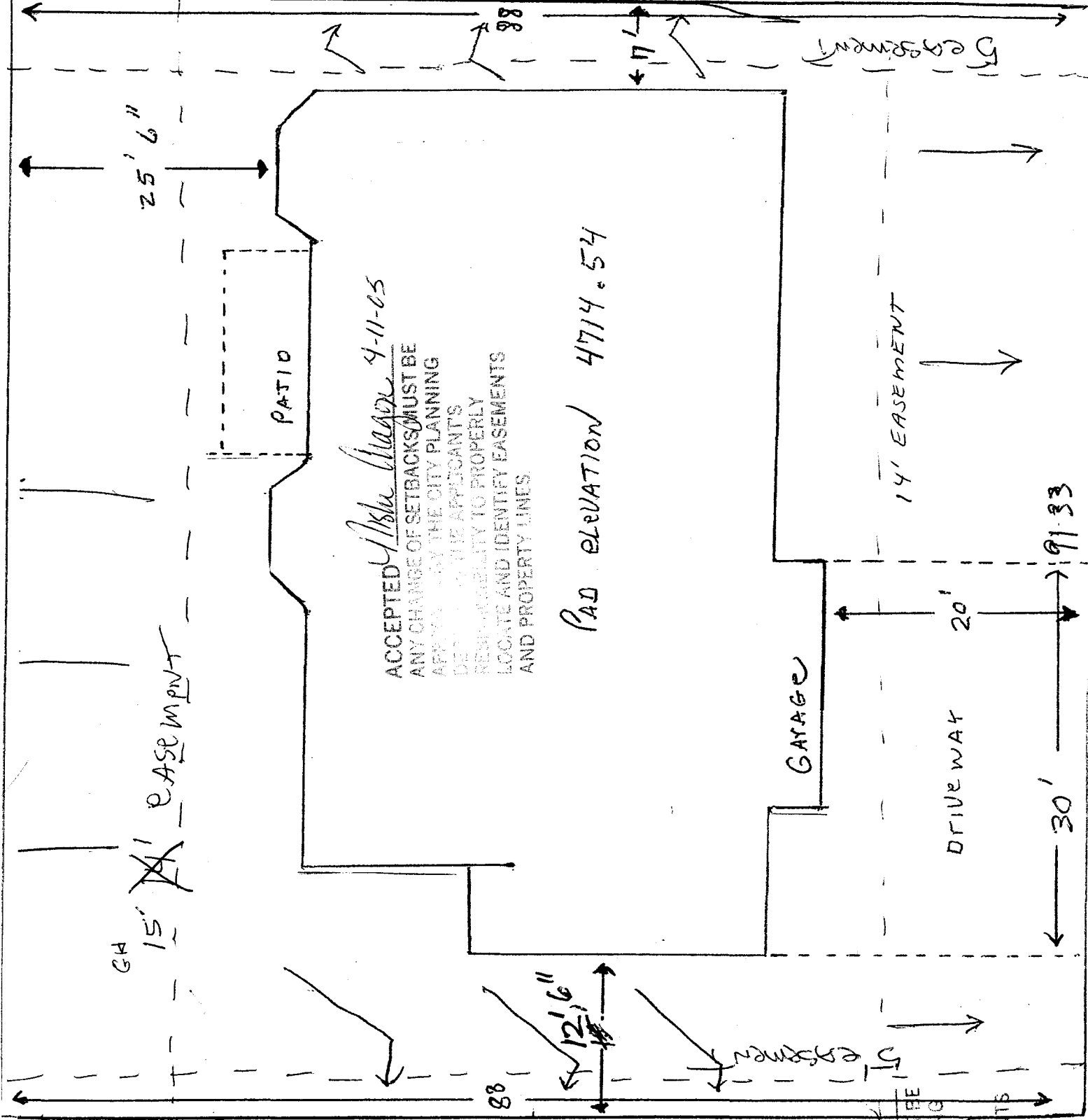


3009 MILBURN DR
MONARCH GREEN

2943-043-65-008

LOT 8

NEXT FOUNDATION 9' driveway 4/9/05



6-1-05 *Gayleen 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.