

FEE \$ 10.-
 TCP \$ 400.-
 SIF \$ 292.-

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

BLDG PERMIT NO. _____

Building Address 3015 Milwaukee Dr.
 Parcel No. 2943-043-66-001
 Subdivision Monarch Glen
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,025
 Sq. Ft. of Lot / Parcel 9213
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,025

OWNER INFORMATION:

Name J. G. Molzahn Const. Inc.
 Address 3020 Brookliff Ave
 City / State / Zip GS, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same As Above
 Address _____
 City / State / Zip _____
 Telephone 34-60069

***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 <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 <u>0</u>	Driveway Location Approval <u>RAD</u> (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 [Signature] Date 12-13-05
 Department Approval [Signature] Date 12-20-05

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>18128</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/22/05</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)

5' Irrigation Easement

14' Multipurpose Easement

15" W 139.35'

19.90'

93.86'

7.58'

3015 Milburn Dr.
Lot 1, Block 2, Piling 1
Monarch Glen Sub.

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Milburn Dr

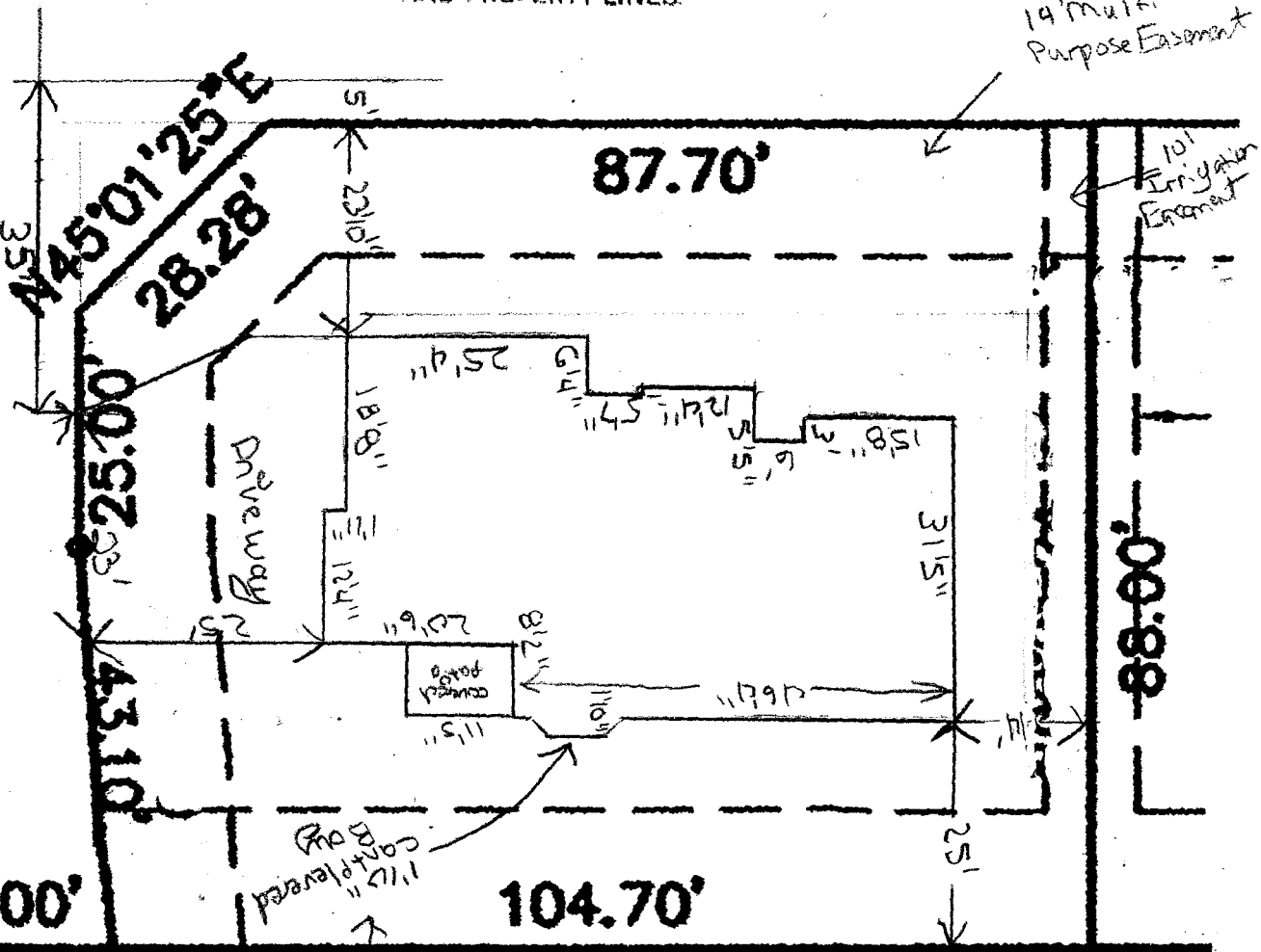
210.35'

14' multi Purpose Easement

10' Irrigation Easement

Starlight Drive

N00°01'24"E 110.00'



25.00'

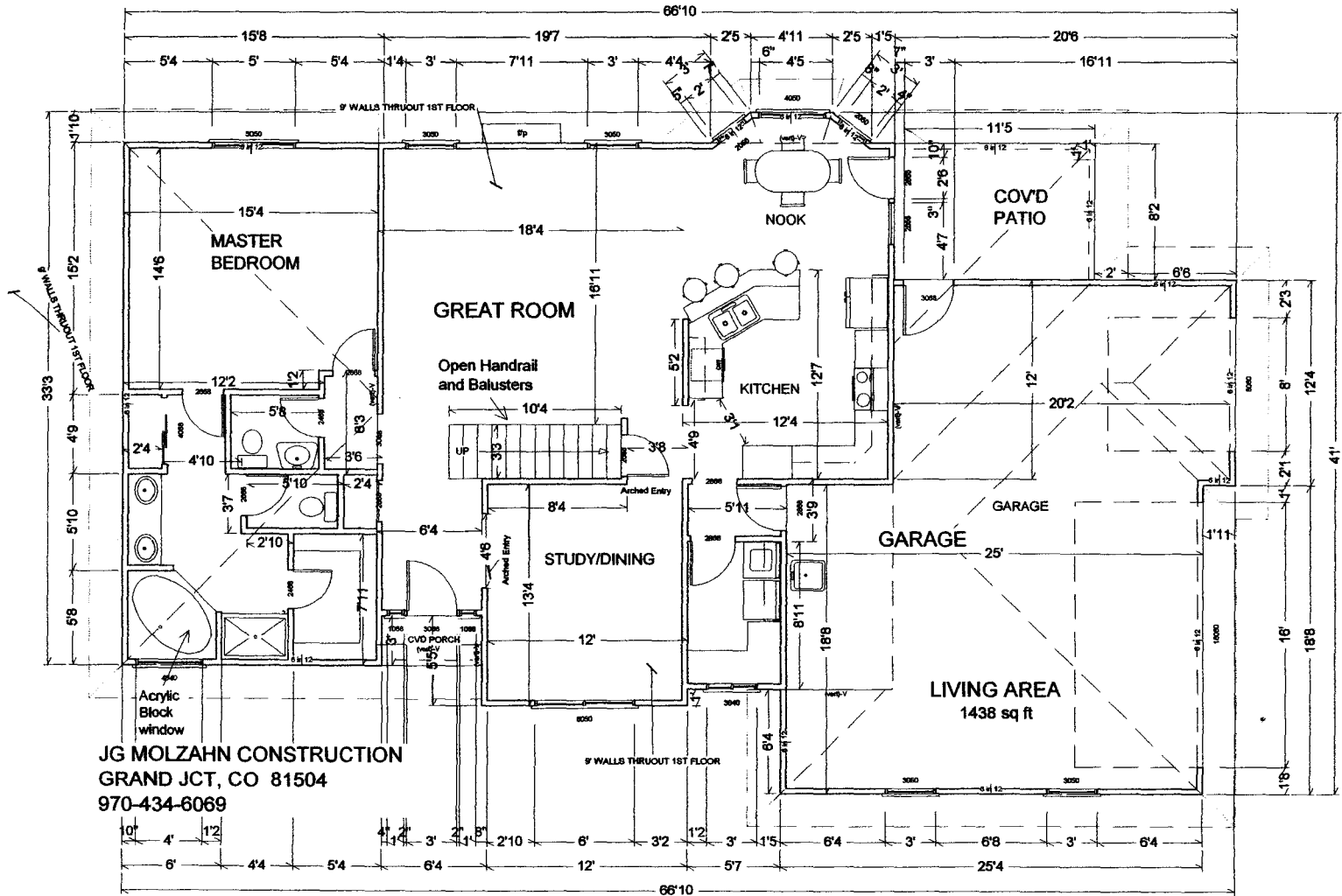
104.70'

88.88'

15' Utility & Irrigation Easement

15' Utility & Irrige

Ultimate traffic on Starlight is estimated to be less than 200 ADT in front of this house. Therefore 35' corner clearance is acceptable.
Done OK, Rick Lewis 12-19-05



JG MOLZAHN CONSTRUCTION
 GRAND JCT, CO 81504
 970-434-6069



J.G. MOLZAHN CONSTRUCTION, INC.

3020 Bookcliff Avenue
Grand Junction, CO 81504
(970) 434-6069
Fax (970) 434-6007

RECEIVED

DEC 15 2005

COMMUNITY DEVELOPMENT
DEPT.

December 15, 2005

Rick Dorris/ City of Grand Jct Planning

RE: 3015 Milburn Ct – Corner Lot - side load garage

Dear Rick,

Enclosed please find a copy of the first floor of this two story plan that we would like to put on the above lot. As you can see, this has a three car garage which is the furthest forward part of the plan.

Laid out on the site plan with all the correct front , rear and side setbacks and by narrowing the driveway down from the front, we seem to have about 35' from the flow line as you indicated when you were burning the midnight oil last night...

Would this work okay for you? We have included the site plan and application form as well in this packet.

Thanks so much for all your hard work!

Linda and Adam Molzahn

5' Irrigation Easement

14' Multipurpose Easement

15°W 139.35'

19.90'

93.86'

5.00'

7.58'

3015 Milburn Dr.
Lot 1, Block 2, Filing 1
Monarch Ctr Sub.

Milburn Drive

210.35'

N00°01'24"E 110.00'
Starlight Drive

N45°01'25"E
28.28'

25.00'

47.10'

87.70'

14' Multi Purpose Easement

10' Irrigator Easement

25.00'

104.70'

88.00'

15' Utility & Irrigation Easement

15' Utility & Irrig

1-27-06

Gayle Haden

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.

Amended *UC*
1/27/06

3/32=1.83