

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 532 Milena Way SQ. FT. OF PROPOSED BLDGS/ADDITION 2023
 TAX SCHEDULE NO. 2945-074-37-004 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Boulders TOTAL SQ. FT. OF EXISTING & PROPOSED 2023
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Peak Construction USE OF EXISTING BUILDINGS Single Family N.A.
 (1) ADDRESS 2347 S R:n D. DESCRIPTION OF WORK & INTENDED USE Single Family
 (1) TELEPHONE 255-8010 TYPE OF HOME PROPOSED:
 (2) APPLICANT Milo Johnson Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 2347 S R:n D. _____ Manufactured Home (HUD)
 (2) TELEPHONE 255-8010 _____ 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 X
 Maximum Height 35' "A" Special Conditions _____
 CENSUS _____ 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).

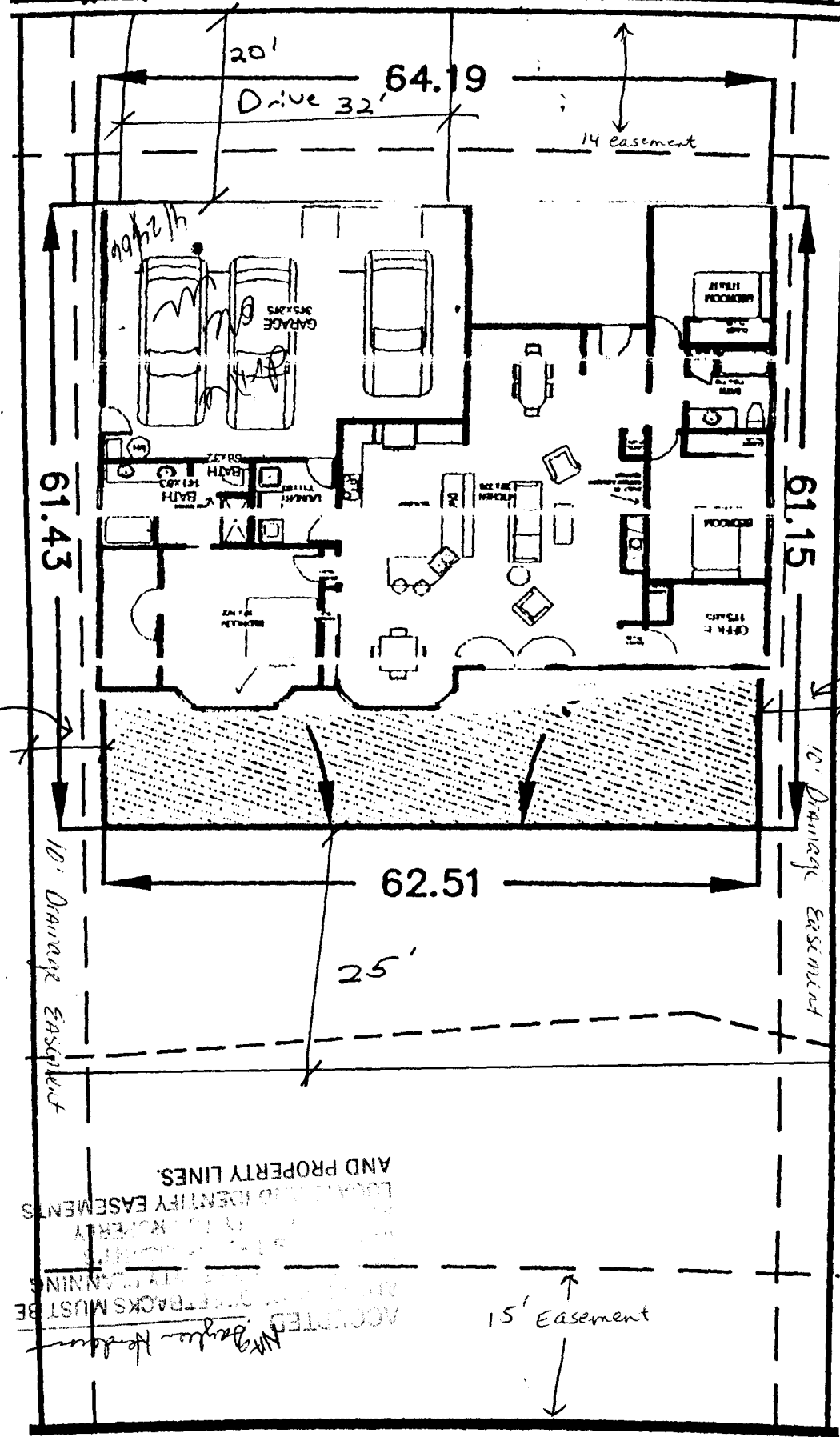
Applicant Signature [Signature] Date 4/21/06
 Department Approval NA Dayleen Henderson Date 4-24-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>19039</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/24/06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Milena Way

532
Milena Way

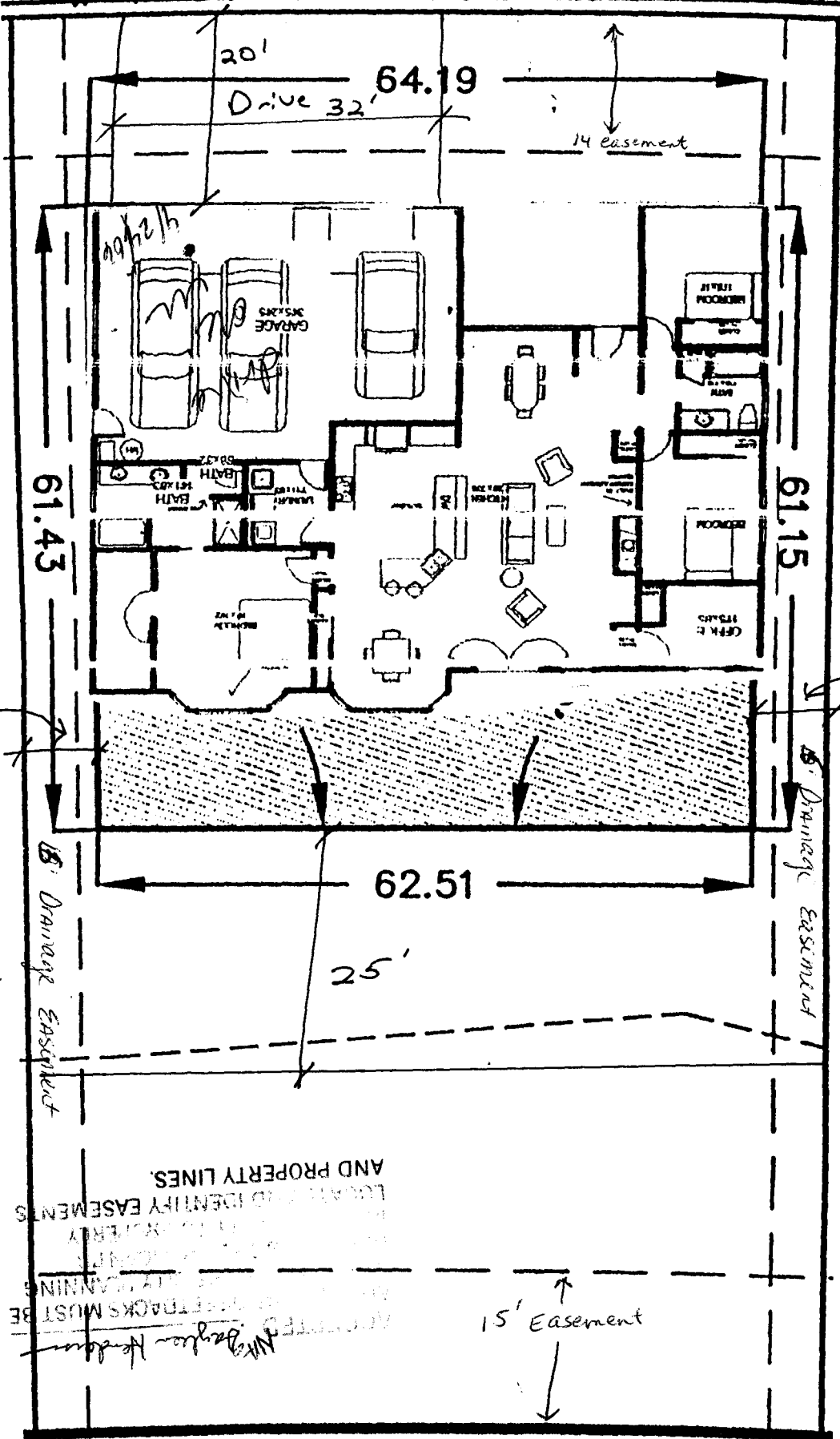


ACCEPTED
 ALL DIMENSIONS MUST BE
 ACCURATE TO THE PLANNING
 DEPARTMENT TO CORRECTLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Mr. [Signature]

Milena Way

532
Milena Way



5-2-06
 ACCEPTED *Barbara Henderson*
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT OF THE COUNTY
 LOCAL GOVERNMENT EASEMENTS
 AND PROPERTY LINES.

COPY

ACCEPTED *Mrs. Barbara Henderson*
 ANY CHANGE TO THIS PLAN MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT OF THE COUNTY
 LOCAL GOVERNMENT EASEMENTS
 AND PROPERTY LINES.