

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 534 ~~xxxx~~ Milena<sup>Way</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION 1854

TAX SCHEDULE NO. 2945-074-37-003 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Boulders TOTAL SQ. FT. OF EXISTING & PROPOSED 1854

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Peak Construction Spec. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2347 S Riv Drive USE OF EXISTING BUILDINGS —

(1) TELEPHONE 255-3010 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT Milo R Johnson TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2347 S Riv Dr. GJct. (2) TELEPHONE 255-3010

**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 \_\_\_\_\_

"A" TRAD 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 5/23/06

Department Approval [Signature] Date 5-24-06

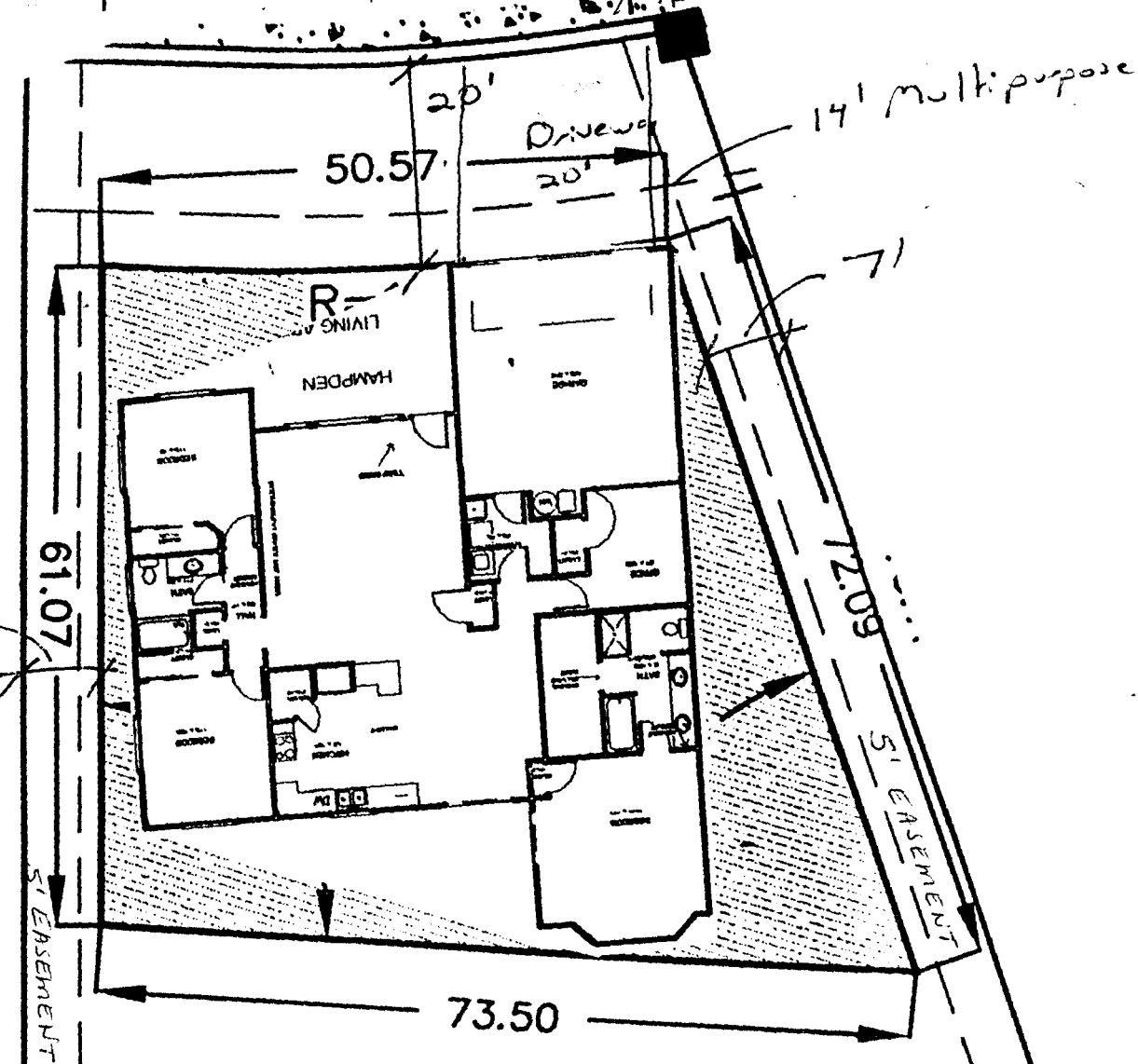
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>19115</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/24/06</u>

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

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

Milens Way

534 Milens Way  
5' MIN R TO DRIVE



Redlands Parkway Slope Easement

5-24-06

ACCEPTED *3H* *Travis Lee*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE PLANNING  
 DEPARTMENT SHALL BE NOTIFIED  
 LOCATED AND THE EASEMENTS  
 AND PROPERTY IS AS

15' EASEMENT

*David O. Kas*  
*TRAVIS*  
 5-23-06

Redlands Pkwy