

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 3025 Milburn Drive No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943 243 62004 Sq. Ft. of Existing Bldgs 1200 Sq. Ft. Proposed 220
 Subdivision Mountain Vista SD Sq. Ft. of Lot / Parcel 9817
 Filing _____ Block 4 Lot 4
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Donna L. Jones
 Address 3025 Milburn Drive
 City / State / Zip Grand Junction Co, 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Donna L. Jones
 Address 3025 Milburn Dr
 City / State / Zip Grand Junction 81504
 Telephone 970-434-7810

***TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Covered Patio

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 _____	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 Donna L. Jones Date May 8, 2007
 Department Approval Dayleen Henderson Date 5-8-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>prem 31533</u>
Utility Accounting <u>Kate Cestbery</u>	Date <u>5/8/07</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)

FEE \$	10,000
TCP \$	---
SIF \$	---

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

BLDG PERMIT NO. _____

Building Address 3025 Mulburn Dr.
 Parcel No. 2943-043 62-004
 Subdivision Mountain Vista
 Filing _____ Block 4 Lot 4

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1300 Sq. Ft. Proposed 50160
 Sq. Ft. of Lot / Parcel 9817
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~15%
 Height of Proposed Structure 5-10'

OWNER INFORMATION:

Name Donna Jones
 Address 3025 Mulburn Dr
 City / State / Zip CO CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 434-7810

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Minor deviation - see file
#VAR - 2006-038

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>RSE-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7</u> from PL Rear <u>25'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Minor deviation allows 22.5' rear yard setback for foundation wall</u>
Voting District _____	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 Donna Jones Date 4/20/06
 Department Approval Katherine M. [Signature] Date 4-20-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Katherine M. [Signature]</u>	Date	<u>4/20/06</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)

