

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87290



Your Bridge to a Better Community

BLDG ADDRESS 2751 Cheyenne Dr.
 TAX SCHEDULE NO. 2945-244-00-218
 SUBDIVISION Eagle Subdivision
 FILING 1 BLK 1 LOT 1
 (1) OWNER Just Companies, Inc.
 (1) ADDRESS 2505 Foresight #A
 (1) TELEPHONE 970-245-9316
 (2) APPLICANT Just Companies, Inc.
 (2) ADDRESS 2505 Foresight #A
 (2) TELEPHONE 970-245-9316

SQ. FT. OF PROPOSED BLDGS/ADDITION 1429 sq ft.
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1429 sq ft.
 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 USE OF EXISTING BUILDINGS Sgl. family residence
 DESCRIPTION OF WORK & INTENDED USE Need sgl fam. detached
 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 RMF-5
 SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 35'

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES X NO _____
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 13 TRAFFIC 80 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 11/20/02
 Department Approval [Signature] Date 12/3/02

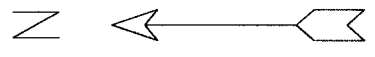
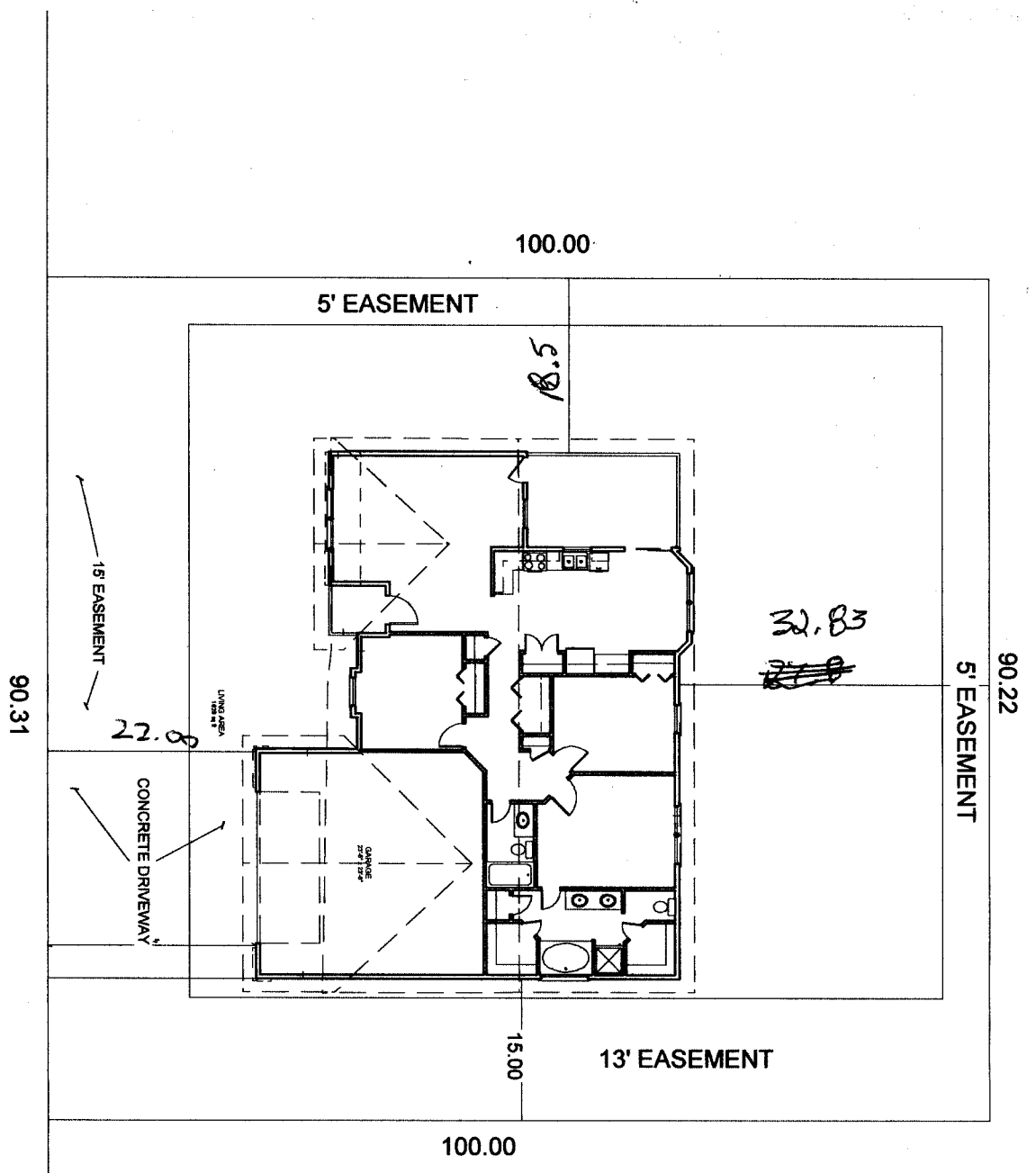
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15536</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/3/02</u>		

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)

2751 CHEYENNE DRIVE
SUBDIVISION
LOT 1 BLOCK 1 EAGLE

CHEYENNE DRIVE



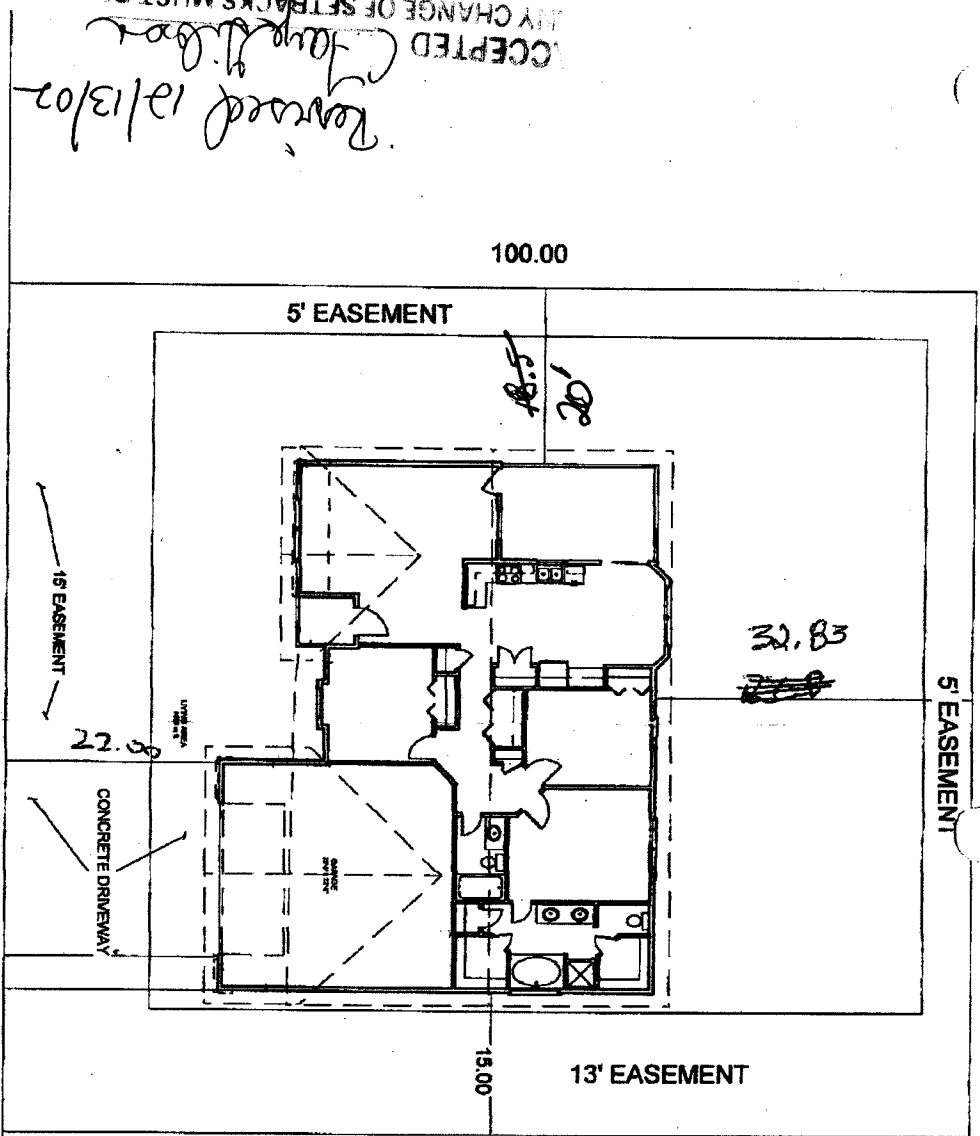
OK
ll
20/7/02

ACCEPTED
Mike Maagor
12/13/02

IN CHARGE OF SETBACKS MUST BE
PROVIDED TO THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

ACCEPTED
REMOVED 12/13/02
CHANGELINE

ACCEPTED
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



LOT 1 BLOCK 1 EAGLE
SUBDIVISION
2751 CHEYENNE DRIVE

CHEYENNE DRIVE

90.31

100.00

5' EASEMENT

18.5
20

32.85

5' EASEMENT

90.22

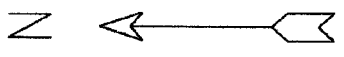
CONCRETE DRIVEWAY

22.8

13' EASEMENT

15.00

100.00



OK
OK
11/27/02

ACCEPTED
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

ACCEPTED
12/13/02
MAGOR