

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

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

BLDG PERMIT NO. 86535



Your Bridge to a Better Community

BLDG ADDRESS 313 Talon SQ. FT. OF PROPOSED BLDGS/ADDITION 1766  
TAX SCHEDULE NO. 2945-244-41001 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1766  
FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER Security Homes, LLC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 927 Grand Ave USE OF EXISTING BUILDINGS \_\_\_\_\_  
(1) TELEPHONE 291-9764 DESCRIPTION OF WORK & INTENDED USE Residence  
(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 Maximum coverage of lot by structures 60%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL, Rear 25' from PL Parking Req't 2  
Maximum Height 35' Special Conditions \_\_\_\_\_  
CENSUS 13 TRAFFIC 80 ANNEX# \_\_\_\_\_

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).

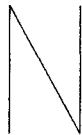
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Security Homes, LLC Date \_\_\_\_\_  
Department Approval Cheryl Nelson Date 10/8/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



70'

10/8/02

ACCEPTED *C. Faye Silber*  
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

~~20'~~

25'

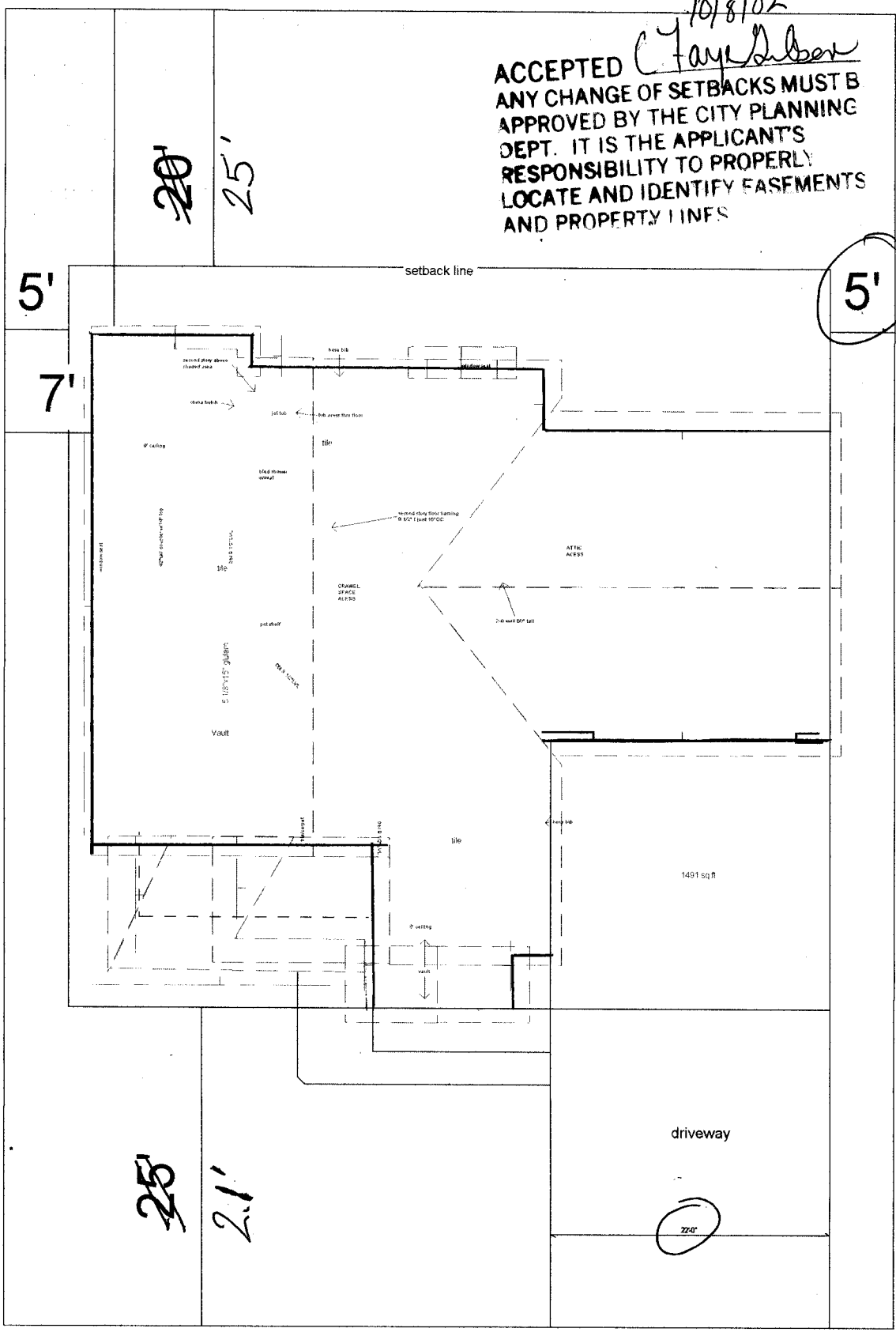
5'

setback line

5'

7'

103.21'



~~25'~~

2.1'

driveway

220'

*ole  
lee  
10/8/02*

313 Talon Dr.