

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

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

BLDG PERMIT NO. 816994



Your Bridge to a Better Community

BLDG ADDRESS 316 ~~319~~ TALON DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1600 +/-
 TAX SCHEDULE NO. 2945-244-00-218 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION EAGLE SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 1600
 FILING _____ BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER OLAN + CAROL CLARK NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 259 1/2 GLOUCESTER CIR B. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-241-4000 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY HOME
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 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'mt 2
 Maximum Height 35' 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 10/30/02
 Department Approval NA Misha Magon Date 11/13/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15475</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/13/02</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)

12.00

ACCEPTED *Archie Pragon* 11/13/02
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

43.90'

58'

52'

10'

7'

116.57'

119.90'

316
~~319~~ TALON DR.

← 24' →

DRIVEWAY

24'

8/2
W
10/30/02

NOT TO SCALE

33.20'