

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



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BLDG PERMIT NO. 87444

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 319 Talon Dr. TAX SCHEDULE NO. 2945-244-41-007

SUBDIVISION Eagle SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1750~~ 1950

FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) PATN

(1) OWNER Just Companies Inc NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 31/2002 THIS CONSTRUCTION

(1) ADDRESS 2505 Foresight Circle unit A NO. OF BLDGS ON PARCEL TB BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970.245.9316 USE OF EXISTING BLDGS Spl. family residence

(2) APPLICANT Just Companies Inc DESCRIPTION OF WORK AND INTENDED USE: New

(2) ADDRESS 2505 Foresight Circle unit A Spl. family detached

(2) TELEPHONE 970.245.9316

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' 25" from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater

Side 5' 3" from PL Rear 25' 5" from PL Special Conditions _____

Maximum Height 35'

CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 12/9/02

Department Approval [Signature] Date 12/13/02

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 15567

Utility Accounting [Signature] Date 12/13/02

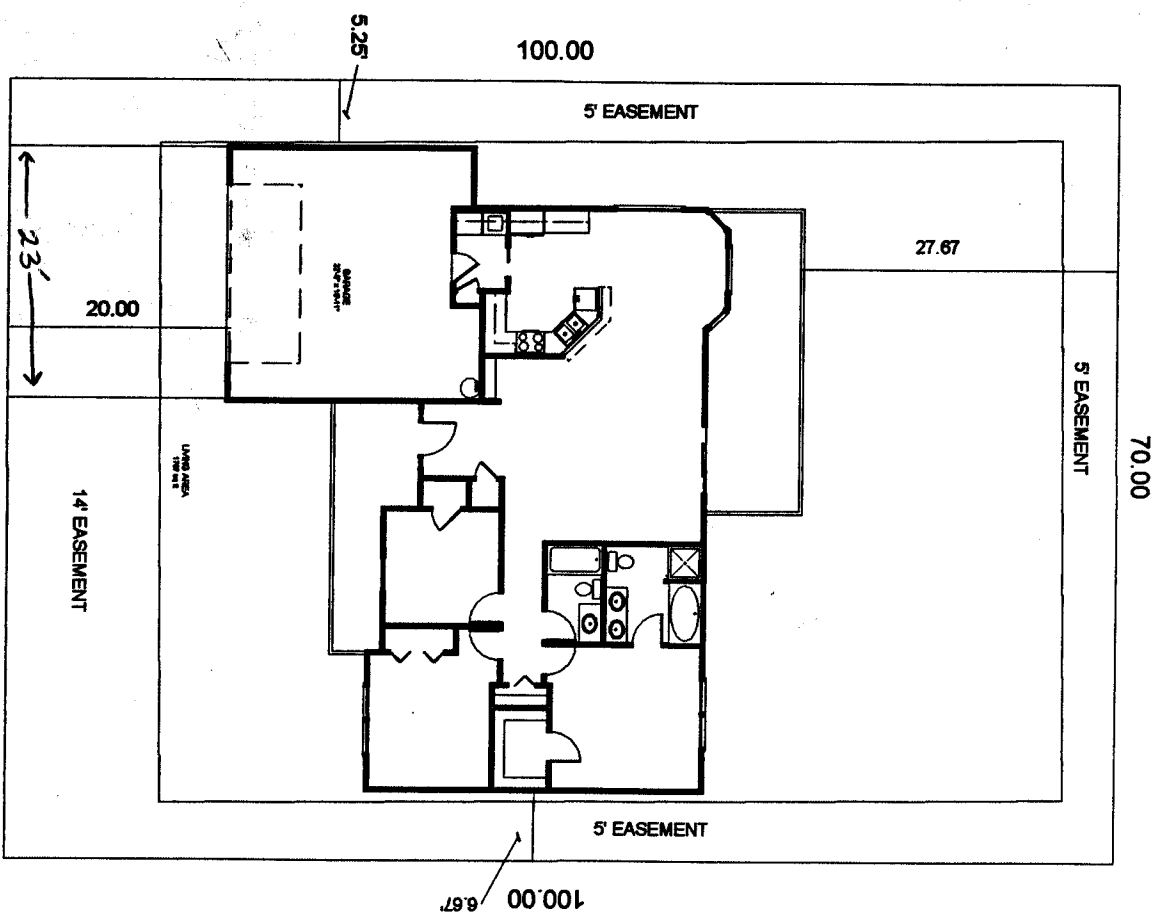
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

12/11/02
 Mr
 Carr

12/13/02
 Mike Mager

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES



319
 Lot 7 Block 1
 Eagle Subdivision
 Dr.