

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

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

BLDG PERMIT NO. 87079



Your Bridge to a Better Community

BLDG ADDRESS 320 Talon SQ. FT. OF PROPOSED BLDGS/ADDITION 2056 sq Ft
 TAX SCHEDULE NO. 2945-244-00-218 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Eagle Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2056 sq Ft
 FILING _____ BLK 2 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Ronald Ashley Angelina Ashley NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 545 Grand Mesa Ave USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE (970) 242-2633 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Paul Ashley Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 545 Grand Mesa Ave Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-2633 _____ 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 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 [Signature] Date 11-14-02
 Department Approval [Signature] Date 11-14-02

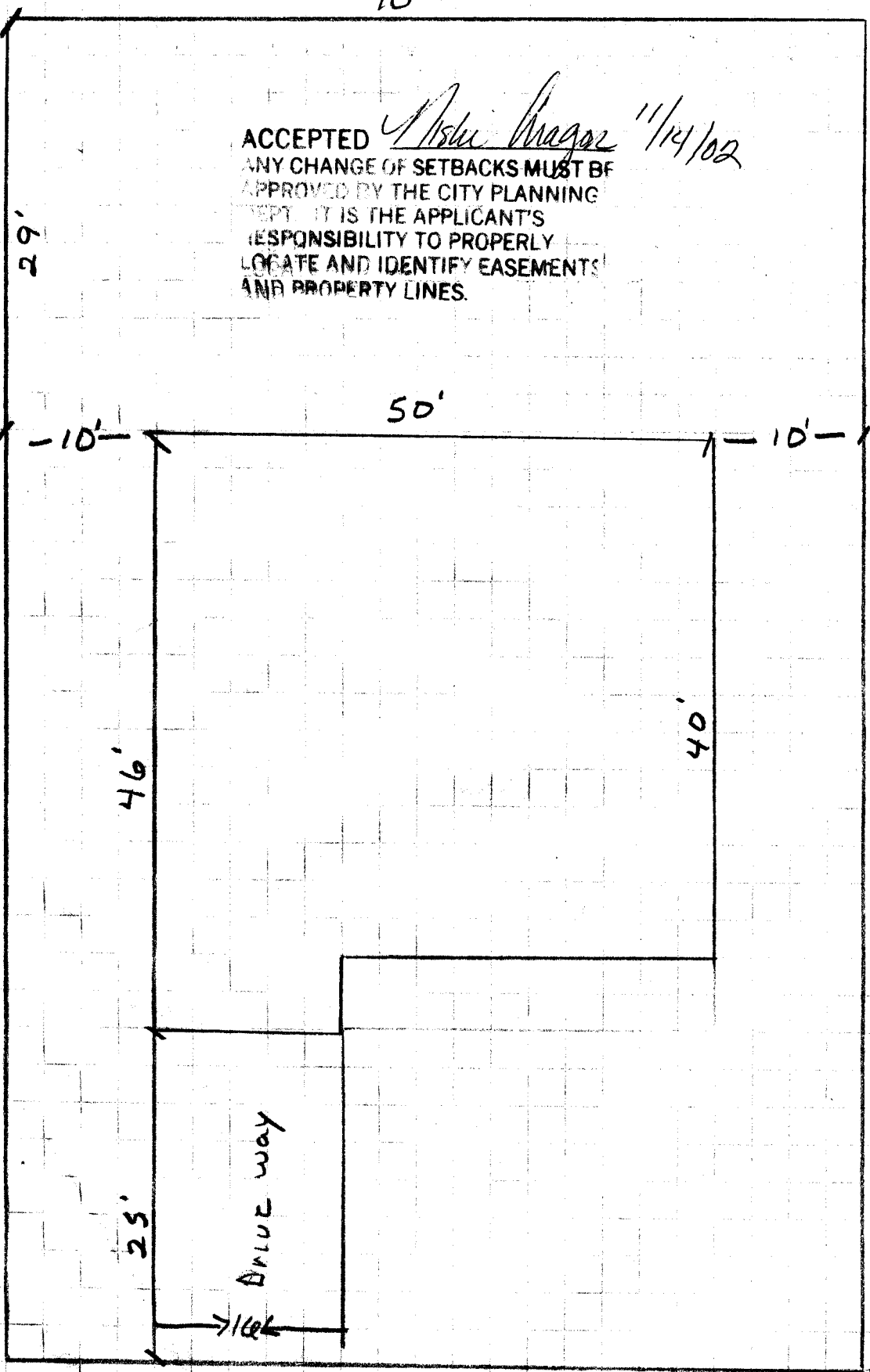
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15476</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>11/14/02</u>

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)

← 2

70'



ACCEPTED *Asli Pragas* 11/14/02
 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.

29'

29'

10'

50'

10'

100'

46'

40'

25'

DRIVE way

→

320 Talon
 Front of House

all
11/14/02