

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

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

BLDG PERMIT NO. 87107



Your Bridge to a Better Community

BLDG ADDRESS 321 TALON DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1602

TAX SCHEDULE NO. 2945-244-41-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION EAGLE TOTAL SQ. FT. OF EXISTING & PROPOSED 1602

FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER RT2 ENTERPRISES, LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 140 DESERT VISTA CT
WHITEWATER, CO 81527 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 257-1636 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) APPLICANT SILVER SAGE CONT TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 140 DESERT VISTA CT 110421
WHITEWATER, CO 81527 2002

(2) TELEPHONE 257-1636

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 11-13-02

Department Approval NA Gayle Henderson Date 11-21-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15504</u>
Utility Accounting <u>Bensley</u>	Date <u>11/21/02</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)

321 TALON DRIVE
LOT 6 BLOCK 1

75'

11-21-02
ACCEPTED *Gayle Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

101'

89'

5'6"

56

GARAGE

46

76"

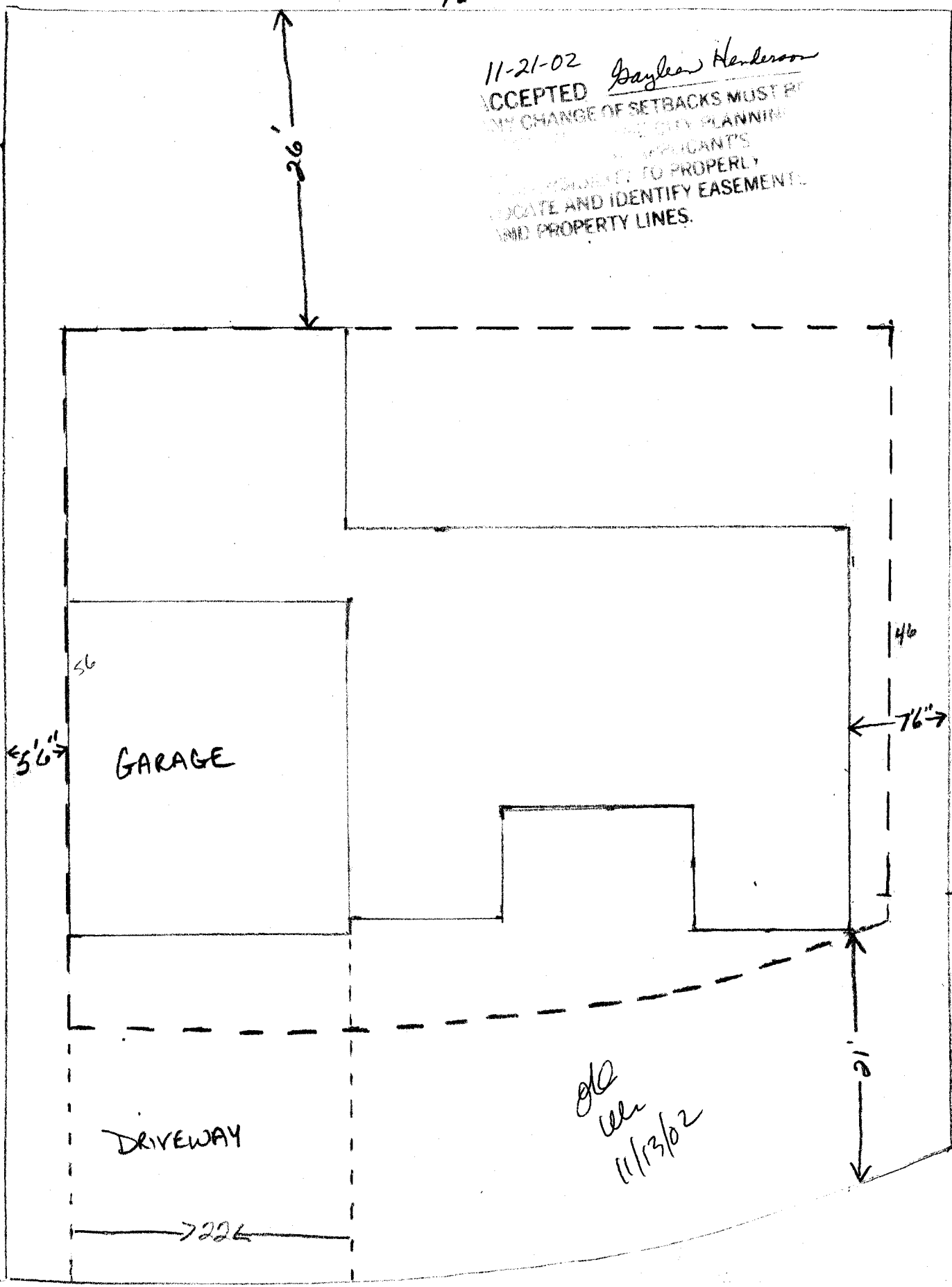
DRIVEWAY

226

*old
ver
11/13/02*

12

TALON DRIVE



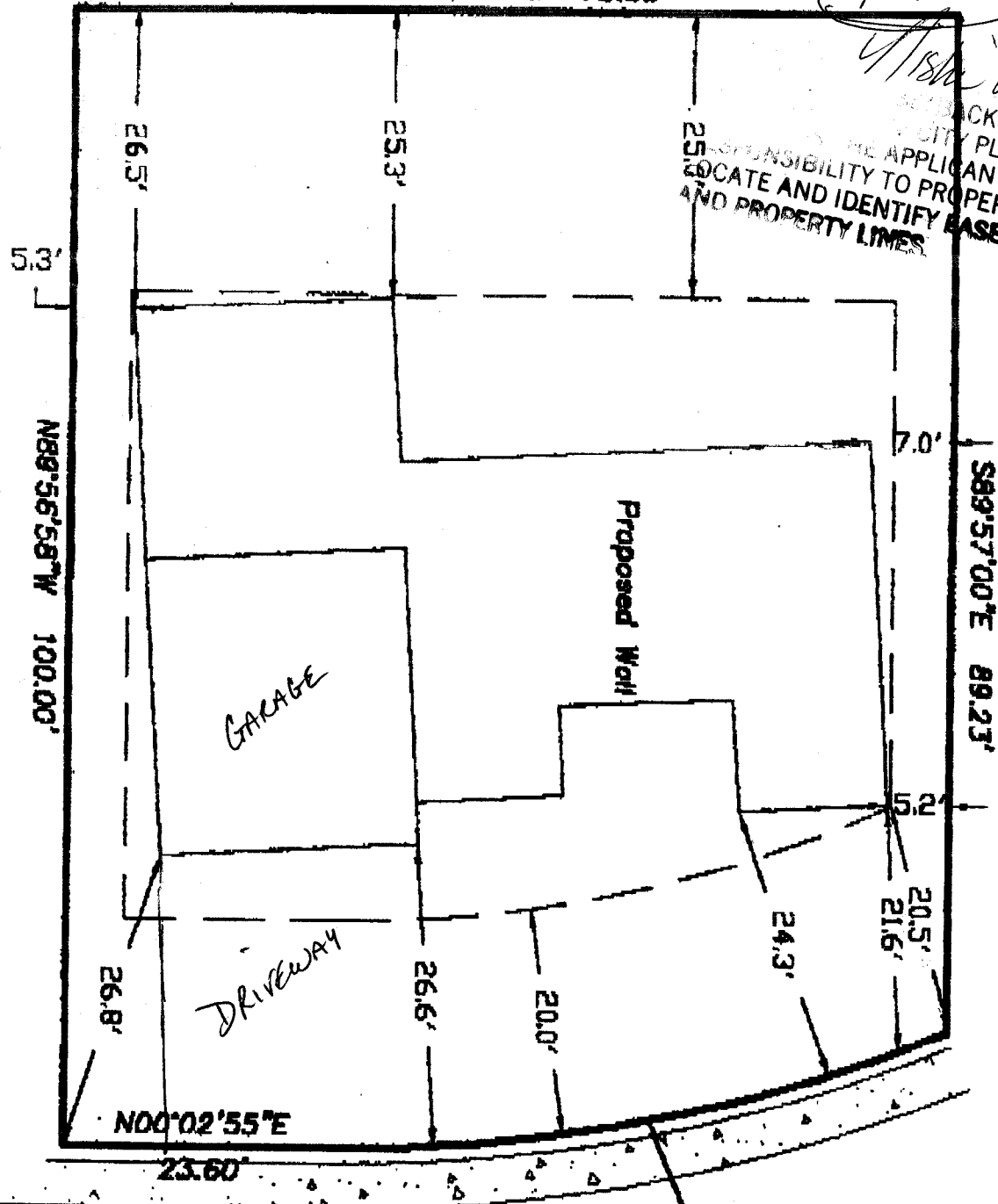
321 TALON DR
LOT 6, Block 1



N00°02'59"E 75.00'

Revised
Alisa Mann 10/14/02

THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY BASEMENTS AND PROPERTY LINES.



N00°02'55"E

23.60'

TALON DRIVE

L=52.89'
R=128.06'
A=23°39'53"
C LEN=52.52'
BRG=N11°47'02"