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

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

BLDG PERMIT NO. 87572



Your Bridge to a Better Community

BLDG ADDRESS 323 Tolan St SQ. FT. OF PROPOSED BLDGS/ADDITION 1886 #1
 TAX SCHEDULE NO. 2945-244-41-005 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1886 #1
 FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS;
 Before: _____ After: _____ this Construction
 (1) OWNER Just Companies Inc. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2505 Foresight Cir A USE OF EXISTING BUILDINGS Single family residence
 (1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE New / single family
 (2) APPLICANT Just Companies Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 2505 Foresight Cir A Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 245-9316 _____ 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).

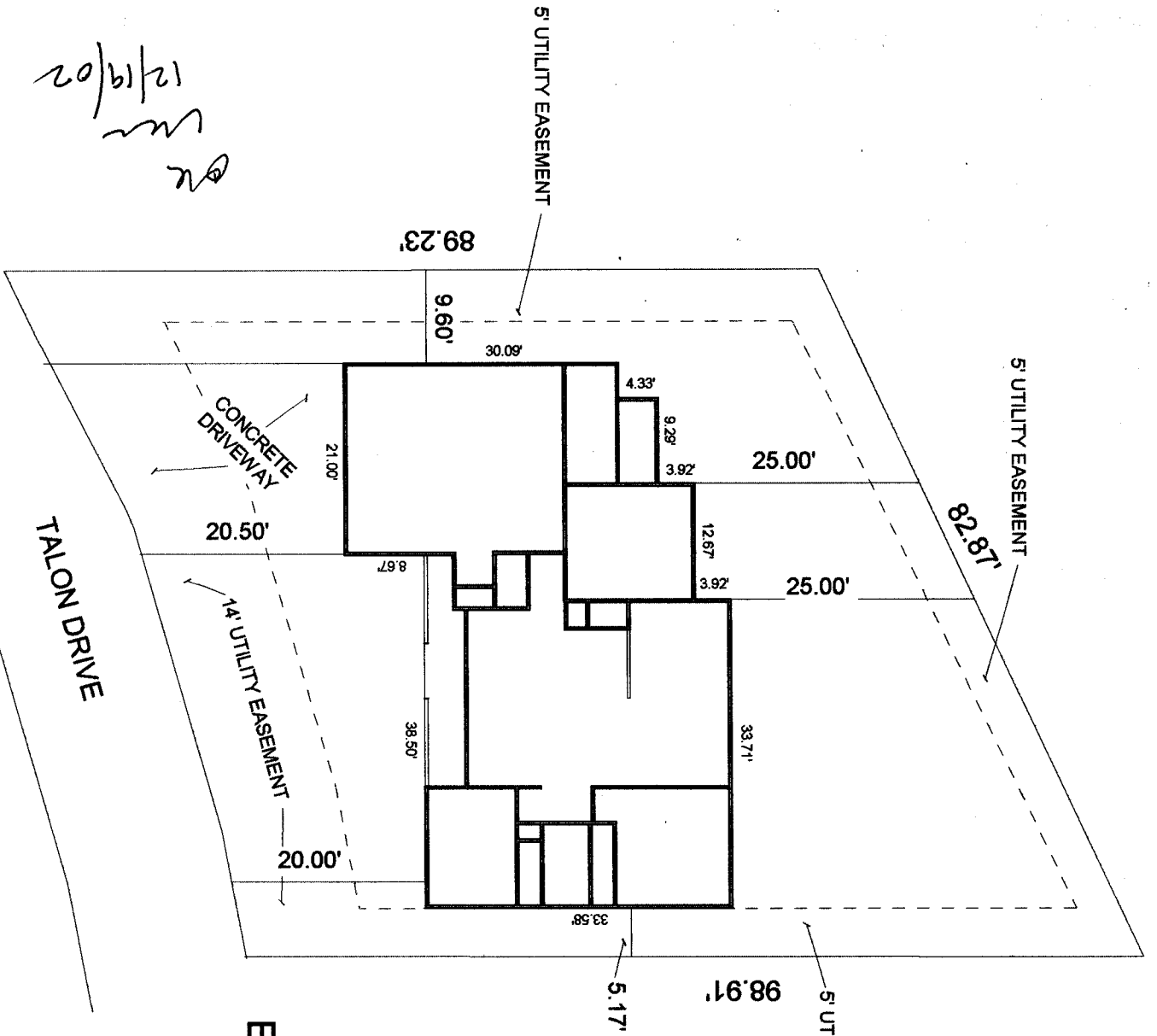
Applicant Signature [Signature] Date 12/19/02
 Department Approval F.B. Henderson Date 12-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15596</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/30/02</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)

OK
12/19/02



323 TALON DRIVE
LOT 5 BLOCK 1
EAGLE SUBDIVISION

12-20-02
ACCEPTED
NO CLAIMS OF SETBACKS MUST BE
MADE BY THE CITY PLANNING
DEPARTMENT APPLICANTS
APPLICANTS SHALL BE RESPONSIBLE TO PROPERLY
STATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Gayle Hedman