

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

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

BLDG PERMIT NO. 89846



Your Bridge to a Better Community

BLDG ADDRESS 2755 Cheyenne SQ. FT. OF PROPOSED BLDGS/ADDITION 1750  
 TAX SCHEDULE NO. 2945-244-41-003 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1750  
 FILING 1 BLK 1 LOT 3  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Just Companies Inc  
 (1) ADDRESS 2505 Foresight Cir #A  
 (1) TELEPHONE 245-9316  
 (2) APPLICANT Just Companies Inc  
 (2) ADDRESS 2505 Foresight Cir #A  
 (2) TELEPHONE 245-9316  
 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE single family residence  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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 20/25 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5/3 from PL, Rear 25/5 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] Just Co Date 4/29/03  
 Department Approval [Signature] Date 5/5/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16013</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5-5-03</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)

# CHEYENNE DRIVE

50/82/H  
4/28/03  
m  
no

74.50'  
S 89°53'30" E

20'-7"

6'-6"

Driveway

20'-3"

24'-3"

20' Setback

5'-6"

5'-3"

The Maple  
1340 sq. ft.

5'-3"

5' Setback

100.00'  
N00°06'30"E

100.00'  
N00°06'30"E

5' Setback

6'-6"

25' Setback

39'-3"

ACCEPTED  
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

74.50'

S 89°53'30" E

10' UTILITY, IRRIGATION  
& DRAINAGE  
EASEMENT (TYP)

LOT 3  
7450 SQ. FT.  
0.17 ACRES

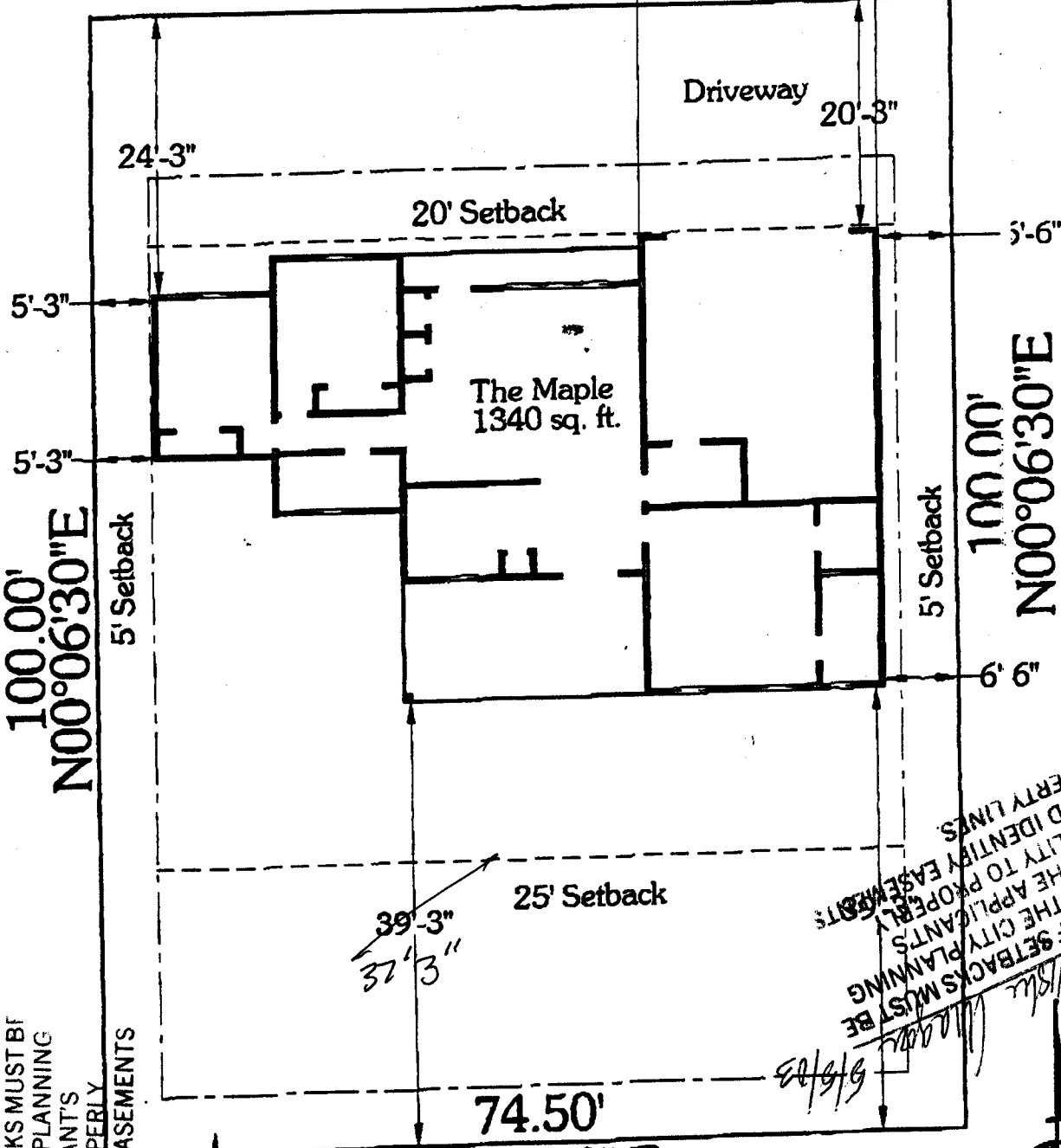


# CHEYENNE DRIVE

4/28/03  
m  
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74.50'  
S 89°53'30" E

20'-7" 6'-6"



The Maple  
1340 sq. ft.

ACCEPTED 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.



LOT 3  
7450 SQ. FT.  
0.17 ACRES

5-9-03  
ACCEPTED Gayleen Henderson  
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.