FEE $ 70.00	
TCP $ 500.00	
SIF $ 292.00	

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

BLDG PERMIT NO. 888467

Your Bridge to a Better Community

BLDG ADDRESS 2755½ Cheyenne Dr.

TAX SCHEDULE NO. 2945-244-41-004

SUBDIVISION Eagle

FILING 1 BLK 1 LOT 4

(1) OWNER Just Companies Inc.

(1) ADDRESS 2505 Foresight Circle #A

(1) TELEPHONE 245-9316

(2) APPLICANT Just Companies Inc.

(2) ADDRESS 2505 Foresight Circle #A

(2) TELEPHONE 245-9316

SQ. FT. OF PROPOSED BLDGS/ADDITION 1950 A

SQ. FT. OF EXISTING BLDGS 0

TOTAL SQ. FT. OF EXISTING & PROPOSED 1950 A

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS Sgl. family residence

DESCRIPTION OF WORK & INTENDED USE new sgl. family

TYPE OF HOME PROPOSED:
✓ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL

Maximum Height 35'

Maximum coverage of lot by structures 60%

Permanent Foundation Required: YES X NO _____

Parking Req'mt 2

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNX# _____

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).

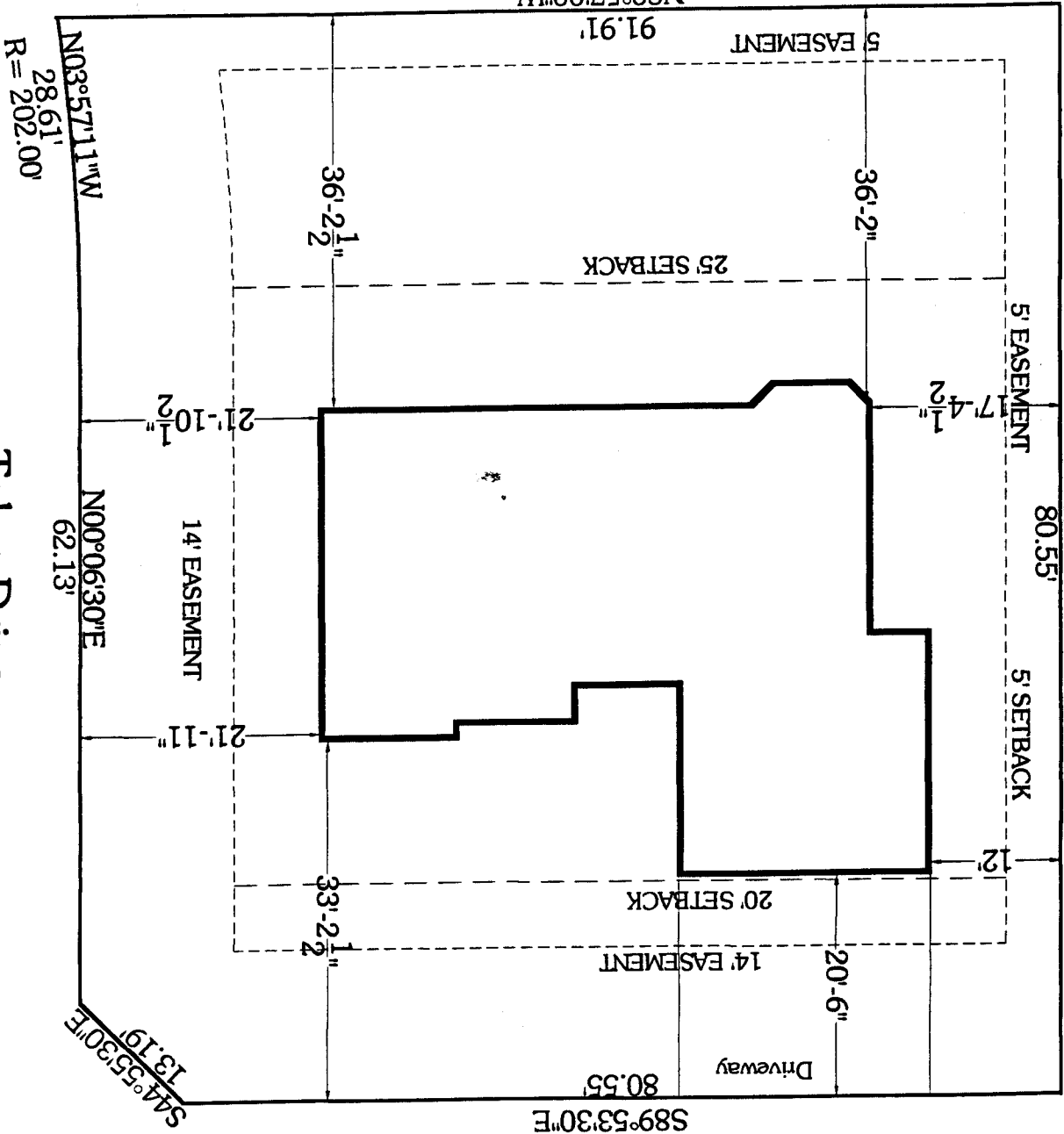Applicant Signature _____ Date 4/4/03

Department Approval _____ Date 4/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting		Date 4/8/03	

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

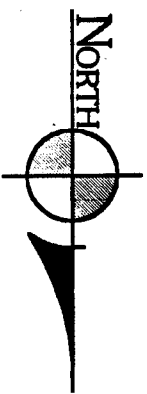*(White: Planning)*   *(Yellow: Customer)*   *(Pink: Building Department)*   *(Goldenrod: Utility Accounting)*

Lot 4

N89°57'00"W
91.91'
5' EASEMENT

N03°57'11"W
28.61'
R= 202.00

25' SETBACK

5' EASEMENT

36'-2½"

36'-2"

North

Talon Drive

N00°06'30"E
62.13'

21'-10½"

17'-4½"

S 89°53'30"E
80.55'

5' SETBACK

14' EASEMENT

21'-11"

12'

20'-6"

33'-2½"

20' SETBACK

14' EASEMENT

S44°55'30"E
13.19'

80.55'
S89°53'30"E

Driveway

Cheyenne Drive

ACCEPTED _____ 4/8/03
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.

OK
cu
3/4/03