

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

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

BLDG PERMIT NO. 91326



Your Bridge to a Better Community

HOUSE GARAGE

BLDG ADDRESS 310 TALON DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1602+660  
 TAX SCHEDULE NO. 2945-244-42-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION EAGLE TOTAL SQ. FT. OF EXISTING & PROPOSED 2262  
 FILING 1 BLK 2 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER RT2 ENTERPRISES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 140 DESERT VISTA CT USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 245-5010 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE  
 (2) APPLICANT SILVER SAGE TYPE OF HOME PROPOSED:  
 (2) ADDRESS 140 DESERT VISTA CT  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 257-1636  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  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 E TRAFFIC \_\_\_\_\_ 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 Jawn Bickel Date 9-15-03  
 Department Approval NA C. Faye Nelson Date 9/16/03

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16562</u> |
| Utility Accounting                                     | <u>me</u>                               | Date                        | <u>9/16/03</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)

310 TALON DRIVE  
2945-244-42-002

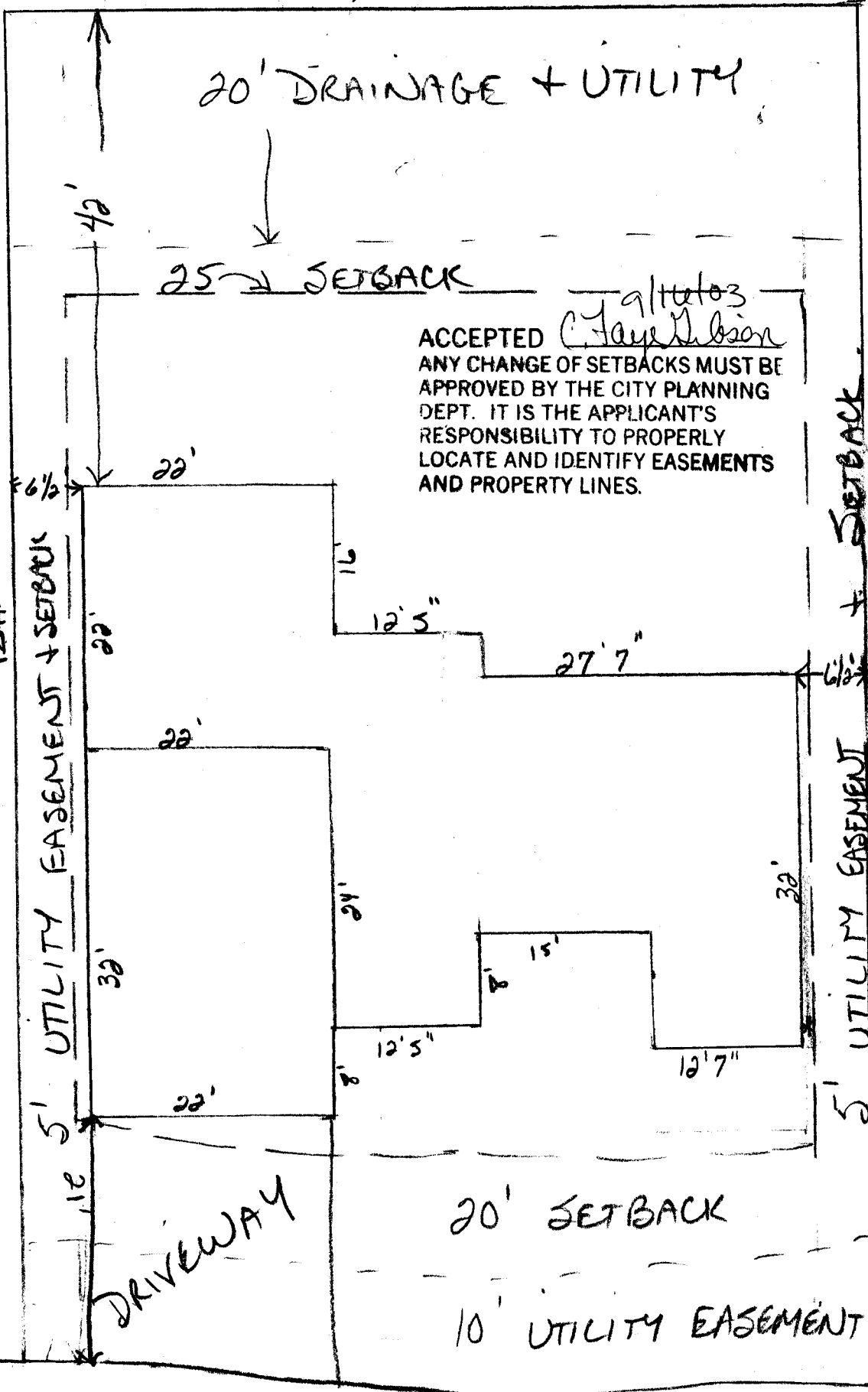
1/4" SCALE (3:25)

75'

20' DRAINAGE + UTILITY

25' SETBACK

ACCEPTED *9/15/03*  
*C. Faye Gibson*  
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*  
*9/15/03*

TALON DRIVE