

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

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

BLDG PERMIT NO. 89328



Your Bridge to a Better Community

BLDG ADDRESS 311 ~~315~~ Talon Dr  
 TAX SCHEDULE NO. 2945-244-41-~~010~~<sup>012</sup>  
 SUBDIVISION Eagle  
 FILING 1 BLK 1 LOT 12  
 (1) OWNER Security Homes, LLC  
 (1) ADDRESS 927 Grand Av  
 (1) TELEPHONE 241-9764  
 (2) APPLICANT Same  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

SQ. FT. OF PROPOSED BLDGS/ADDITION 1629  
 SQ. FT. OF EXISTING BLDGS -0-  
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1629  
 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 Residence  
 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 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  
 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 \_\_\_\_\_ NO \_\_\_\_\_  
 Parking Req'mt 2  
 Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 5/5/03  
 Department Approval [Signature] Date 5-8-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16036</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-9-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

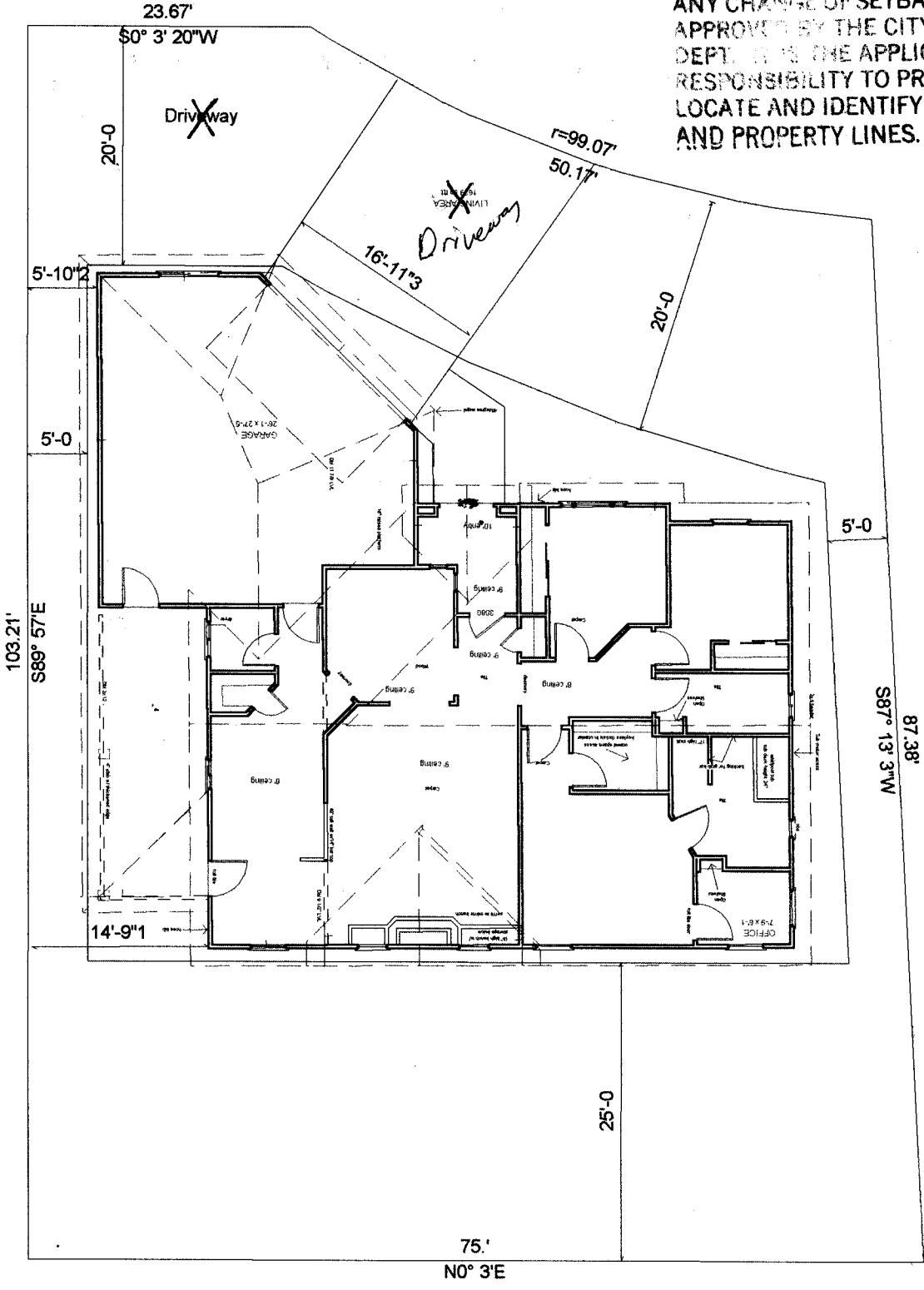
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-9-03

ACCEPTED

*Dayle 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.



311 ~~315~~ Talon Dr

3/8"=5'

*OC*  
*u*  
5/9/03