

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

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

BLDG PERMIT NO. 89121



Your Bridge to a Better Community

BLDG ADDRESS 312 Talon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1300-1782  
 TAX SCHEDULE NO. 2945-244-42-003 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1300-1782  
 FILING \_\_\_\_\_ BLK 2 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Just Companies Inc. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2505 Foresight Cir #A USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE Single family res.  
 (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 20/25 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# \_\_\_\_\_

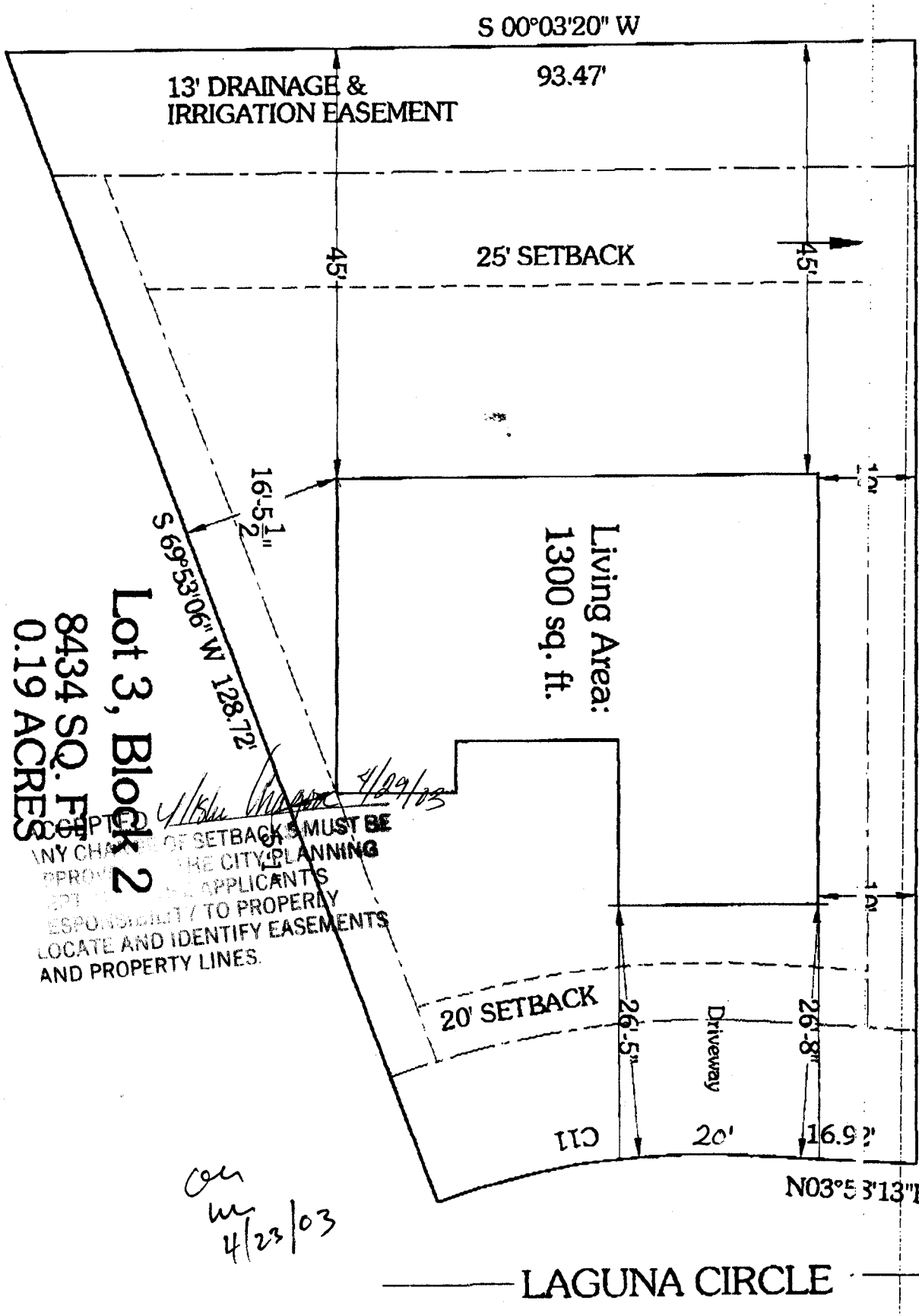
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 4/23/03  
 Department Approval [Signature] Chagon Date 4/29/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15980</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/29/03</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)



**Lot 3, Block 2**  
**8434 SQ. FT.**  
**0.19 ACRES**

**Living Area:**  
**1300 sq. ft.**

**10' UTILITY, IRRIGATION &  
 DRAINAGE EASEMENT (TYP)**

**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANTS  
 ARE RESPONSIBLE TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*on*  
*4/23/03*

*4/29/03*

**LAGUNA CIRCLE**