

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 315 Talon Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1573  
 TAX SCHEDULE NO. 2945-244-41-010 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1573  
 FILING \_\_\_\_\_ BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Security Homes LLC NO. OF BUILDINGS ON PARCEL:  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 927 Grand Av USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 241-9764, 250-2243 DESCRIPTION OF WORK & INTENDED USE New Res  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req't 2  
 Maximum Height 35' Special Conditions Bay window may extend 3' into setback.  
 "E" 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).

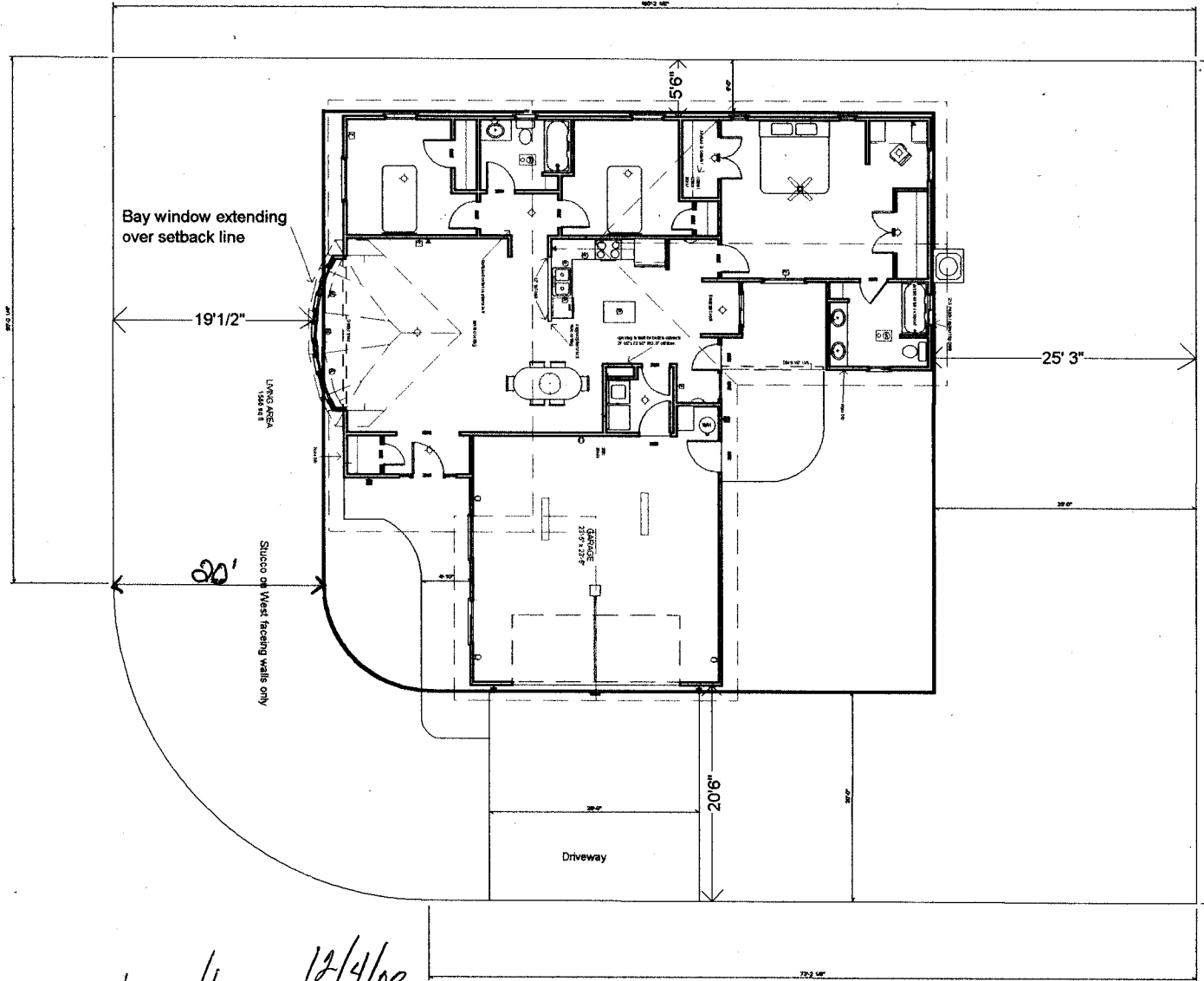
Applicant Signature Stephany Pass Date 12/1/03  
 Department Approval Pat Usher Mayor Date 12/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16800</u>
Utility Accounting	<u>CMC</u>	Date	<u>12/4/03</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)

315 Talon Dr.



*W. Shu Wang* 12/4/03  
**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.**