

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 90441



Your Bridge to a Better Community

BLDG ADDRESS 318 Talon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2836
 TAX SCHEDULE NO. 2945-244-42-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 2836
 FILING 1 BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Larry Monger NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 529 33 Rd. USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 434-6365 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT Larry Monger TYPE OF HOME PROPOSED:
 (2) ADDRESS 529 33 Rd. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-6365 _____ 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'mt 2
 Maximum Height 35' Special Conditions _____
 "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 Larry Monger Date 7-1-03
 Department Approval [Signature] Date 7-17-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16309</u>
Utility Accounting	<u>Kate Gibbons</u>	Date	<u>7/17/03</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)

7-17-03 *Dayleen Henderson*

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND MARK THE EASEMENT,
AND PROTECT IT.

318 Talon Dr.
Lot 9 Block 2
Eagle Subdivision
Larry Monger
 $\frac{1}{16}'' = 1'$ Scale

