

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

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

BLDG PERMIT NO. 90085



Your Bridge to a Better Community

BLDG ADDRESS 322 Talon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1893 1918
 TAX SCHEDULE NO. 2945-244-42-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1893 1918
 FILING 1 BLK 2 LOT 13 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 residence
 (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' from property line (PL) Permanent Foundation Required: YES X 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 _____
 CENSUS _____ TRAFFIC _____ ANN# _____

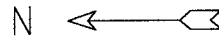
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

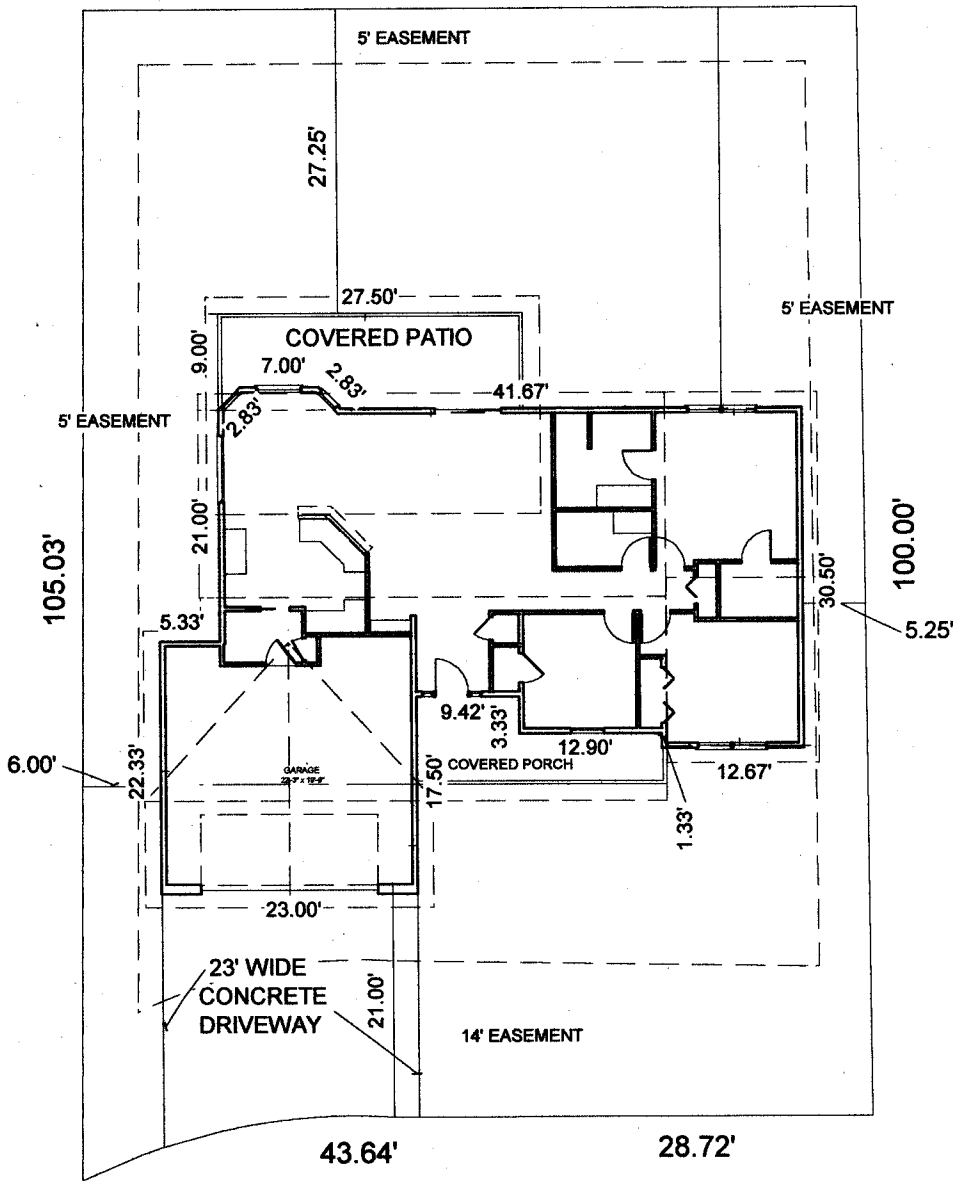
Applicant Signature [Signature] Date 6-25-03
 Department Approval [Signature] Date 6/25/03

Additional water and/or sewer tap fees are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>16227</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/25/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



70.00'



6/25/03
ACCEPTED *C. Fay 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.

322 TALON DR.
LOT 13 BLOCK 2
EAGLE SUBDIVISION

TALON DRIVE

GL
W
6/28/03