

FEE \$	10.00
TCP \$	500.00
SIF \$	299.00

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

BLDG PERMIT NO. 91120



Your Bridge to a Better Community

BLDG ADDRESS 324 Talon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1747  
 TAX SCHEDULE NO. 2945-244-42-014 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1747  
 FILING 1 BLK 2 LOT 14 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 Circle #A USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 245-9316 81505  
 (2) APPLICANT Just Companies Inc DESCRIPTION OF WORK & INTENDED USE single family residence  
 (2) ADDRESS 2505 Foresight Circle #A TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 245-9316 81505  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 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 E 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).

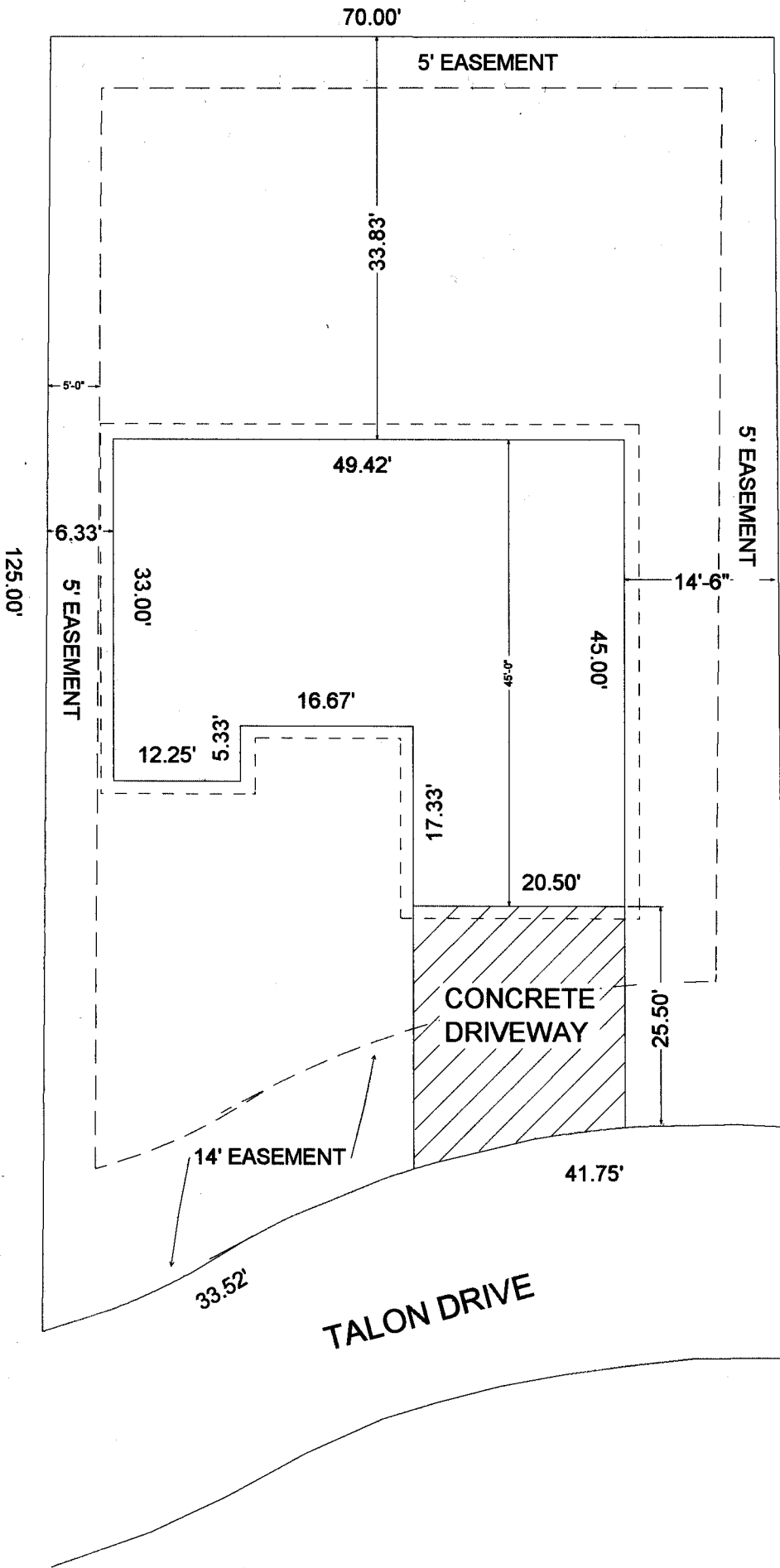
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Just Co. Date 9/4/03  
 Department Approval [Signature] Date 9/4/03

Additional water and/or sewer tap fee(s) are required:	YES <u>[Signature]</u>	NO	W/O No. <u>16500</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/4/03</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)



LOT 14 BLOCK 2  
EAGLE SUBDIVISION

324 TALON DRIVE

*OK*

*u*  
9/3/03

9/4/03

ACCEPTED *C. Jay 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.