

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

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

BLDG PERMIT NO. 89677



BLDG ADDRESS 312 1/2 Talon Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1786 3265
 TAX SCHEDULE NO. 2945-244-420004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 2433 3265
 FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Dave Becky Williamson NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE 245-4557 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT J.B. Wood Const New home or detached
 (2) ADDRESS 618 29 1/2 Rd TYPE OF HOME PROPOSED: Garage
 (2) TELEPHONE 261-8650 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 20/25 from property line (PL) Permanent Foundation Required: YES 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 No detached Kitchen facilities in detached garage
 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 John Adencis Date 5-13-03
 Department Approval Dayle Henderson Date 5-29-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16129</u>
Utility Accounting	<u>ONE</u>	Date <u>5/29/03</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)

