

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

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

BLDG PERMIT NO. 90058



Your Bridge to a Better Community

BLDG ADDRESS 314 1/2 TALON DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 2170
 TAX SCHEDULE NO. 2945-244-42-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION EAGLE TOTAL SQ. FT. OF EXISTING & PROPOSED 2170
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER RT2 ENTERPRISES NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 140 DESERT VISTA CT USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-257-1636 PAID
 (2) APPLICANT SILVER SAGE CONTRACTING JUN 24 2003
 (2) ADDRESS 140 DESERT VISTA CT DESCRIPTION OF WORK & INTENDED USE _____
 (2) TELEPHONE 970-257-1636 TYPE OF HOME PROPOSED:
 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 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 _____ ANNEX# _____

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 6-18-03
 Department Approval [Signature] Date 6/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16223</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/24/03</u>		

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

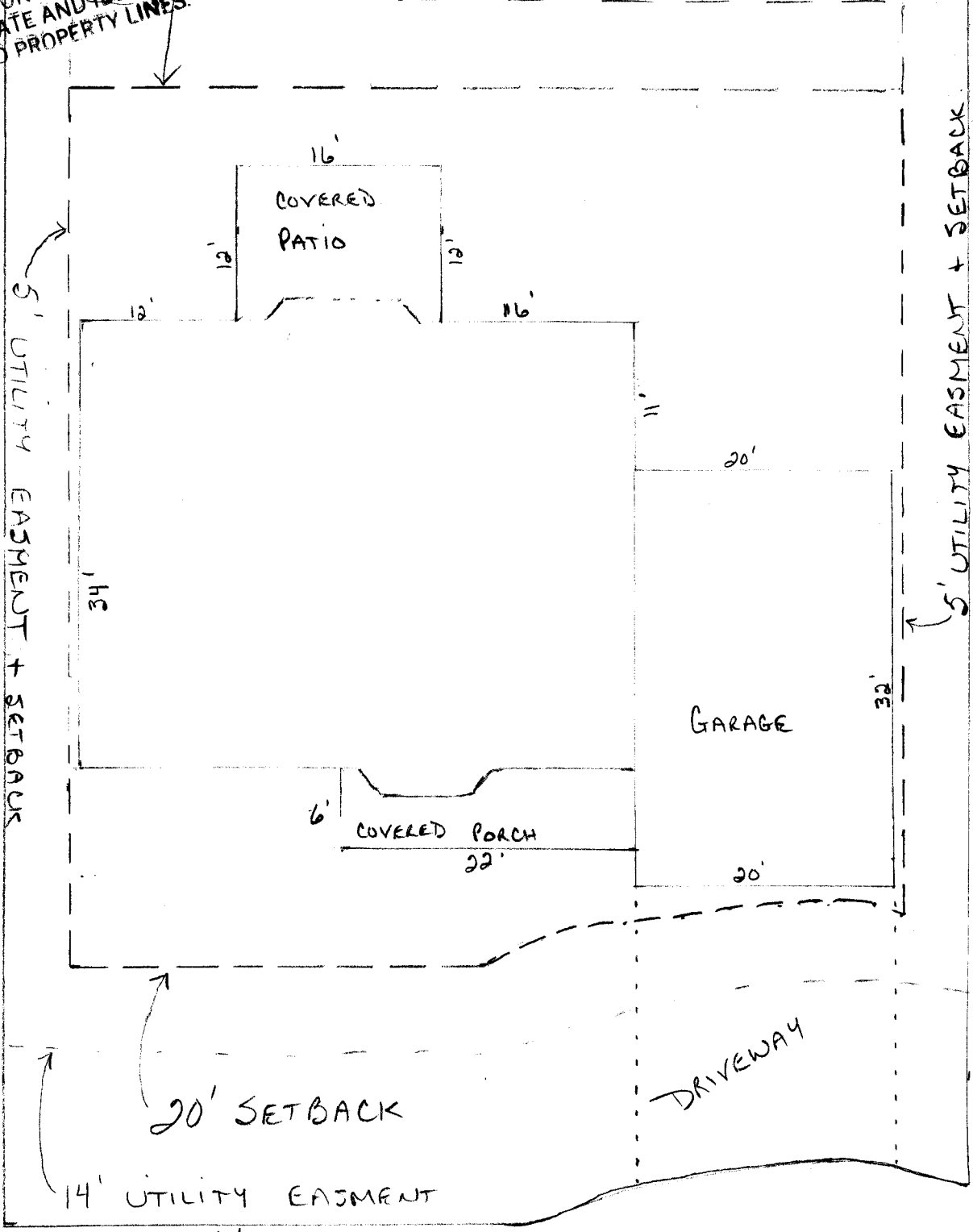
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Misha Mason 6/24/03

DRAINAGE + IRRIGATION EASEMENT

25' SETBACK



5' UTILITY EASEMENT + SETBACK

611

me
u
6/19/03