

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. 90443



Your Bridge to a Better Community

BLDG ADDRESS 316 1/2 Talon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2836

TAX SCHEDULE NO. 2945-244-42-008 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 2836

FILING 1 BLK 2 LOT 8

(1) OWNER Larry Monger

(1) ADDRESS 529 33 Rd.

(1) TELEPHONE 434-6365

(2) APPLICANT Larry Monger

(2) ADDRESS 529 33 Rd.

(2) TELEPHONE 434-6365

NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE New Residence

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

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 BH Baylen Henderson

PAID 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>16308</u>
Utility Accounting <u>KATE</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)

34.0

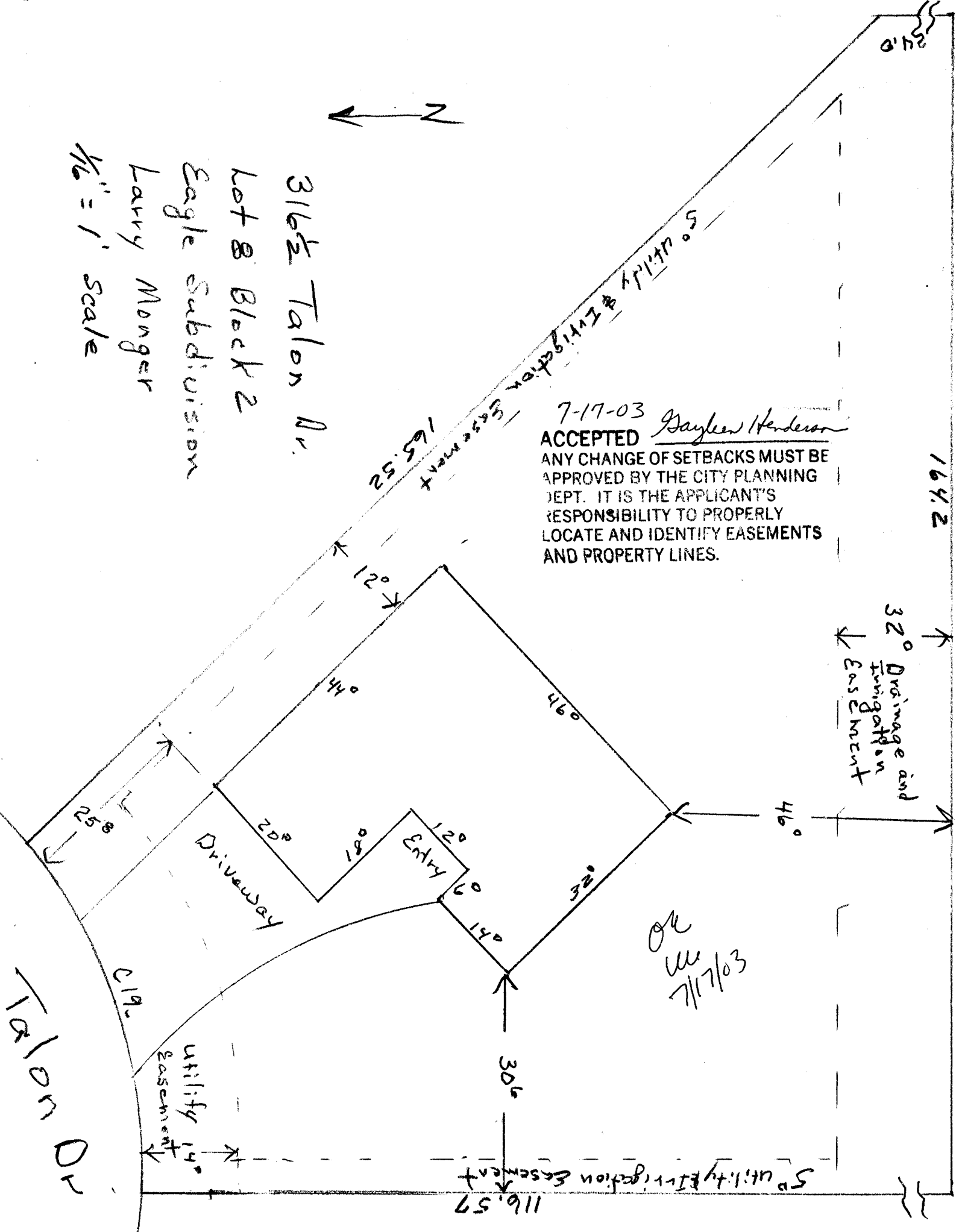


316 1/2 Talon Dr.
Lot 8 Block 2
Eagle Subdivision
Larry Monger
1/8" = 1' scale

7-17-03 Gayleen Henderson
ACCEPTED
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.

164.2

32° Drainage and Irrigation Easement



OK
7/17/03