

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

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

BLDG PERMIT NO. 88934



Your Bridge to a Better Community

BLDG ADDRESS 318 1/2 Talon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 sq ft

TAX SCHEDULE NO. 2945-244-42-010 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Eagle TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 sq ft

FILING 1 BLK 2 LOT 10

(1) OWNER Just Companies Inc. NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 2505 Foresight Circle #A NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) TELEPHONE 245-9316 USE OF EXISTING BUILDINGS sgl. family residence

(2) APPLICANT Just Companies Inc. DESCRIPTION OF WORK & INTENDED USE New sgl. family

(2) ADDRESS 2505 Foresight Circle #A TYPE OF HOME PROPOSED:
 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 _____ 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).

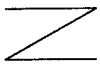
Applicant Signature Just Companies Inc. President Date 4/9/03

Department Approval Lb. Gayle Henderson Date 4-15-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15464</u>
Utility Accounting	<u>abundant</u>	Date	<u>4-15-03</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)

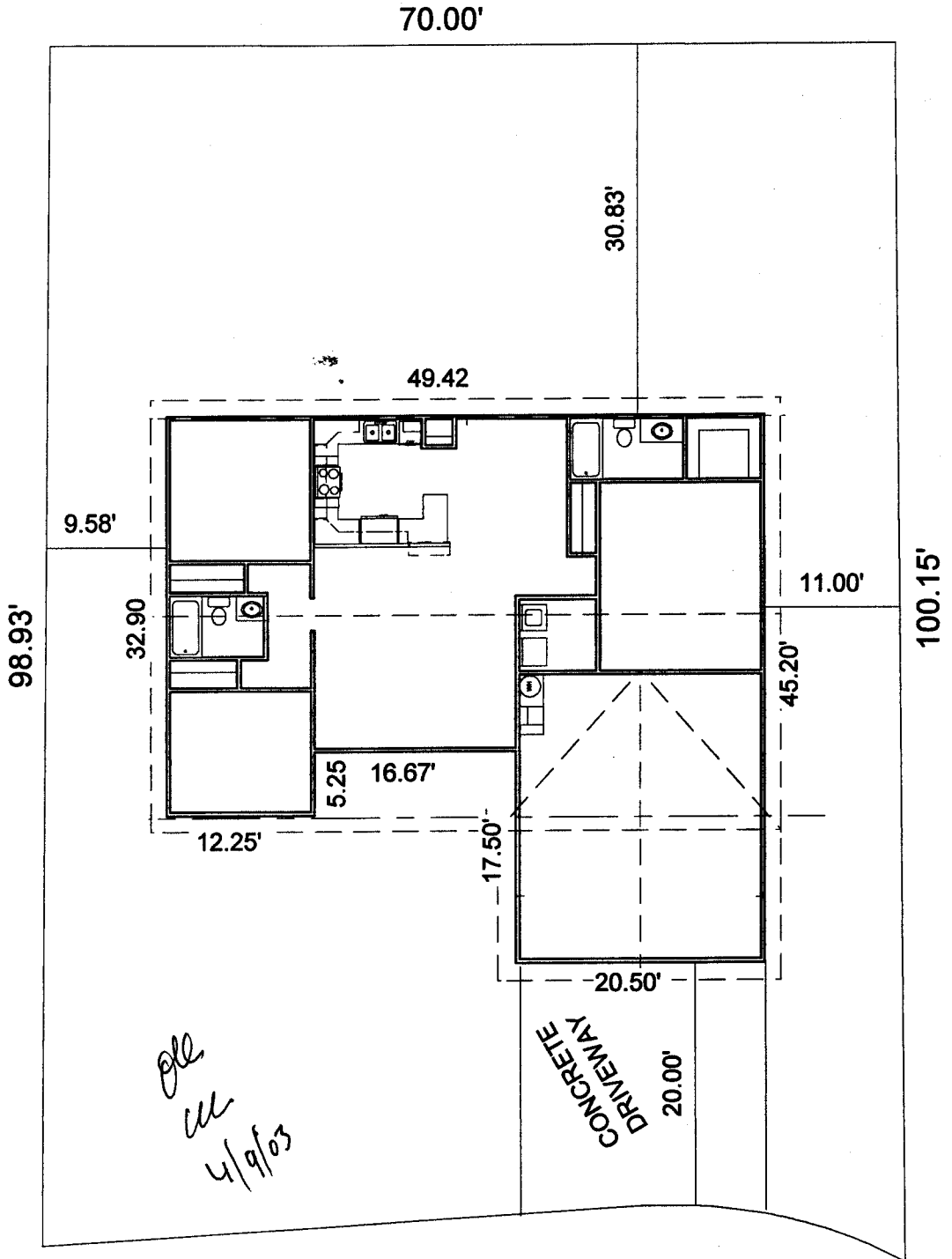


4-15-03

Gaylean 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.



*ole
all
4/9/03*

318 1/2
TALON DRIVE