

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



2

BLDG PERMIT NO. 88398

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 320 1/2 Talon TAX SCHEDULE NO. 2945-244-42-012  
 SUBDIVISION Eagle SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1675 sq. ft.  
 FILING BLK 32 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Ronald Ashley NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 545 Grand Mesa Ave NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE (970) 242-2633 USE OF EXISTING BLDGS NA  
 (2) APPLICANT Ashley Construction Inc. DESCRIPTION OF WORK AND INTENDED USE: 1 single Family Home (New).  
 (2) ADDRESS 545 Grand Mesa Ave.  
 (2) TELEPHONE (970) 242-2633

**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 Parking Req'mt 2  
 Side 5' from PL Rear 25' from PL Special Conditions       
 Maximum Height 35' 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 [Signature] Date       
 Department Approval [Signature] Date 3/28/03  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. (1) 15868 (2) 15867  
 Utility Accounting [Signature] Date 3/28/03

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)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [ ]
4. All **easements** and **rights-of-way** on the property. . . . . [ ]
5. All **other structures** on the property. . . . . [ ]
6. All **streets** adjacent to the property and street names . . . . . [ ]
7. All existing and proposed **driveways**. . . . . [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

