

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS: 314 Talon
 TAX SCHEDULE NO. 2945 24442-005
 SUBDIVISION Eagle
 FILING 1 BLK 2 LOT 5
 (1) OWNER: Duane E. Munroe
 (1) ADDRESS: 3034 Camelot
 (1) TELEPHONE: 523-5590
 (2) APPLICANT: Duane E. Munroe
 (2) ADDRESS: 3034 Camelot
 (2) TELEPHONE: 523-5590

①
 SQ. FT. OF PROPOSED BLDGS/ADDITION 2426
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2426
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS none
 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
 SETBACKS: Front 20'/25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5'/3' from PL, Rear 25'/5' from PL
 Maximum Height 35'
"E"

Maximum coverage of lot by structures 60%
 Permanent Foundation Required: YES NO _____
 Parking Req't 2
 Special Conditions _____
 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 Duane E. Munroe Date 1-20-04
 Department Approval BHC Faye Hall Date 1/21/04

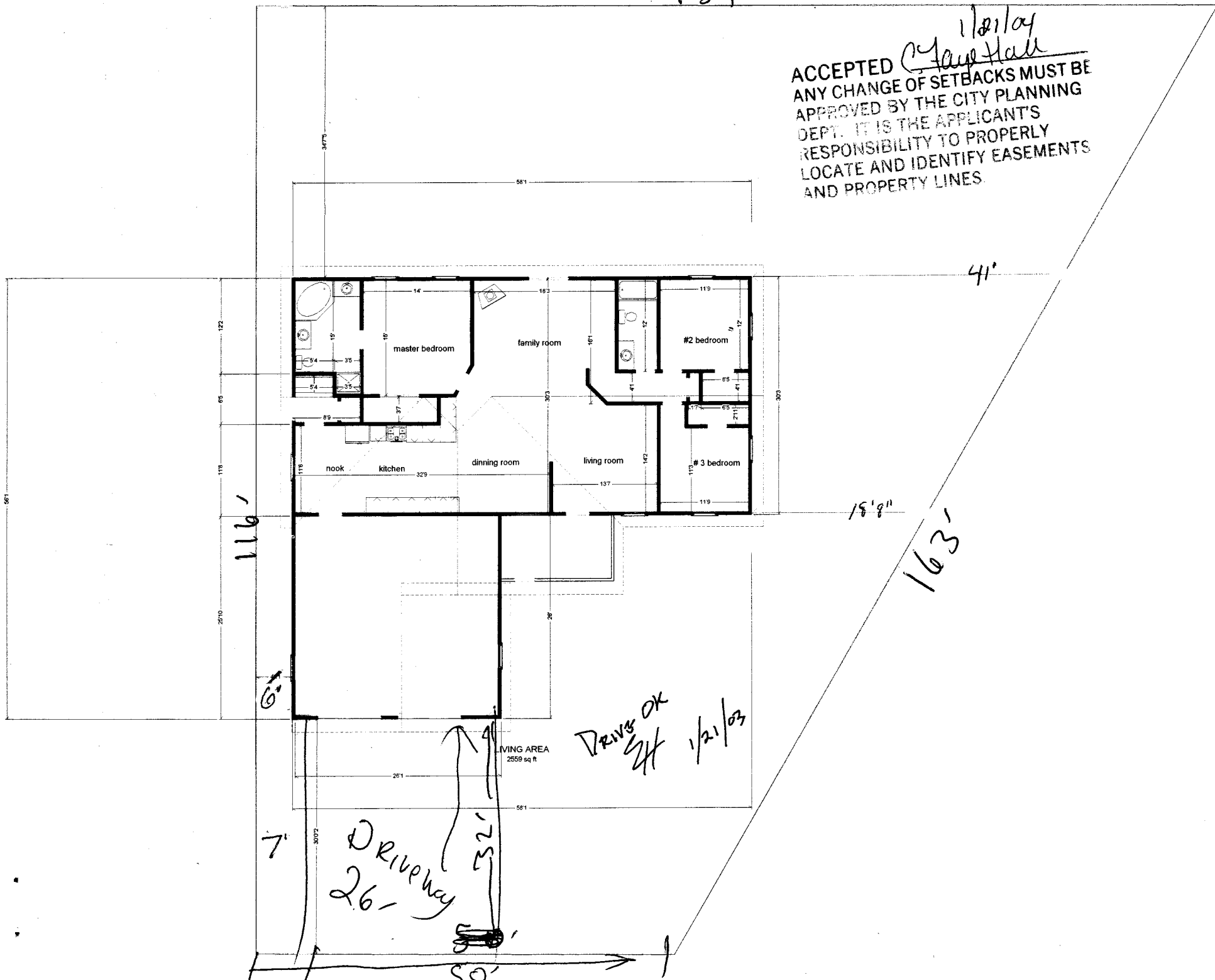
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>OK</u>	Date	<u>1-21-04</u>

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)

131'

ACCEPTED *1/21/04*
Clay Hall
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.



116'

41°

18'8"

163'

DRIVE OK
GH 1/21/03

7'
Driveway
26'

50'

LIVING AREA
2559 sq ft