

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

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

BLDG PERMIT NO. \_\_\_\_\_



HOUSE GARAGE

BLDG ADDRESS 317 TALON DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1869 + 480  
 TAX SCHEDULE NO. 2945-244-41-008 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION EAGLE TOTAL SQ. FT. OF EXISTING & PROPOSED 2349  
 FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER RT2 ENTERPRISES, LLC  
 (1) ADDRESS 140 DESERT VISTA CT USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 257-1636 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE  
 (2) APPLICANT SILVER SAGE CONTRACTING TYPE OF HOME PROPOSED:  
 (2) ADDRESS 140 DESERT VISTA CT  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 257-1636  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 E 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 1-22-04  
 Department Approval NA Gayleen Henderson Date 1-27-04

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16978</u> |
| Utility Accounting                                     | <u>[Signature]</u>                      | Date                        | <u>1/27/03</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)

70'

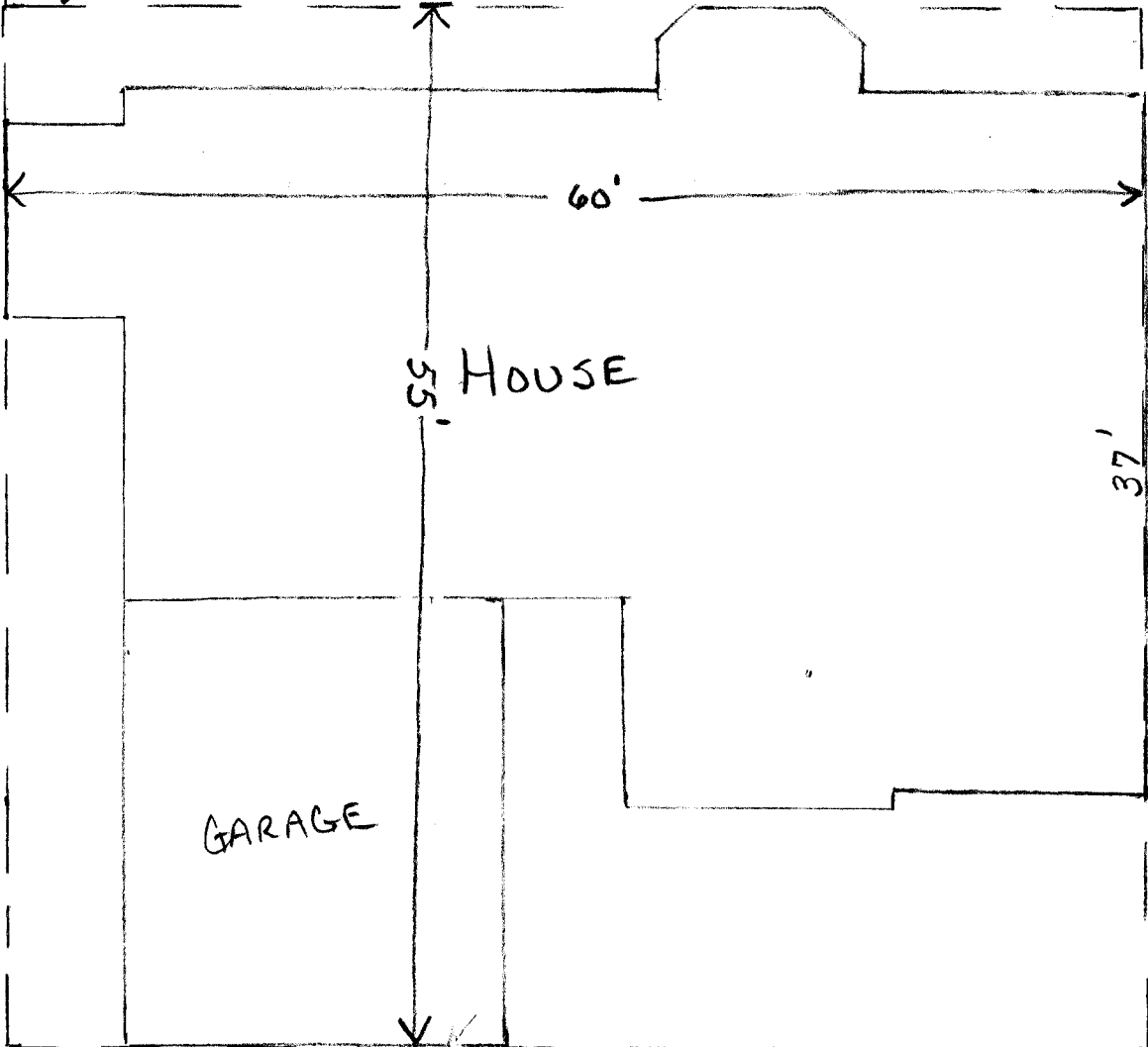
5' UTILITY EASEMENT

1-27-04  
ACCEPTED *Dayleen Henderson*  
ANY CHANGE TO THIS EASEMENT MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

25' SETBACK

100'  
5' SET BACK + UTILITY EASEMENT

100'  
5' SET BACK + UTILITY EASEMENT



60'

55' HOUSE

37'

GARAGE

20' SET BACK

14' UTILITY EASEMENT

DRIVEWAY

20'

OK  
W  
11/26/04

70'

TALON DRIVE