

FEE \$ 10.00

Doc# 19501165 Uord# 3643

BLDG PERMIT NO. 50230

TCP 500
LRF funded
5/17/95

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2334 S. Eagle Pt. Ct. TAX SCHEDULE NO. 2945-083-00-087

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500

FILING 2 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER T. Nick & Jane Prinster NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 706 Centauri

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Monument Homes USE OF EXISTING BLDGS 0

(2) ADDRESS 759 Horizon Dr DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 243-4890 New Res

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side 10' from PL Rear 20' from PL Special Conditions ACCO approval required by owner.

Maximum Height 28' CENSUS TRACT H TRAFFIC ZONE 91

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Charles V. S. Date 10-11-94

Department Approval Ronnie Edwards Date 10/11/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7813 S/F

Utility Accounting Melissa Fowler Date 11-11-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Frank, N.Y.

SOUTH EAGLE POINT COURT

12

14676 SQ.FT.

BLOCK 2

S 05°25'05" E
50.20'

S 89°47'07" W
Basis of Bea:

11

1097 SQ.FT.

S 37°54'08" E
122.26'

175.30'

S 72°38'17" W
115.01'

10

13476 SQ.FT.

BLOCK 2

108.89'
S 37°45'51" W

14' Multipurpose Easement

R=48.00'

14' Multipurpose Easement

SQ.FT.

04'16" W
37.13'

8

1224 SQ.FT.

ACCEPTED
ANY CHANGE OF SURFACES MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

R. Edwards 10/11/98

53.04'

C10

C7

C11

C12

C13

C14

C15

C16

C17

C18

C19

M

M

C20

51°16'30"