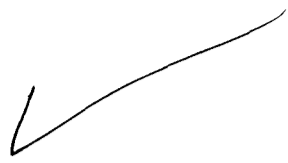


FEE \$ 1000
 TCP \$ 0

BLDG PERMIT NO. 52334

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2325 Eagle Pt. Ct. TAX SCHEDULE NO. 2945-085-20-003
 SUBDIVISION South Town SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
 FILING 2 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER JILL & KEVIN BURKE NO. OF DWELLING UNITS
 BEFORE: 4 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2907 Seward # A
 (1) TELEPHONE 243-69 243-7455 NO. OF BLDGS ON PARCEL
 BEFORE: 4 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT TOM BURKE USE OF EXISTING BLDGS N/A
 (2) ADDRESS 330 MAIN ST. DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) TELEPHONE 243-0564 CONST OF A SINGLE FAMILY 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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height _____
 CENS.T. 14 T.ZONE 91 ANN# _____

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).

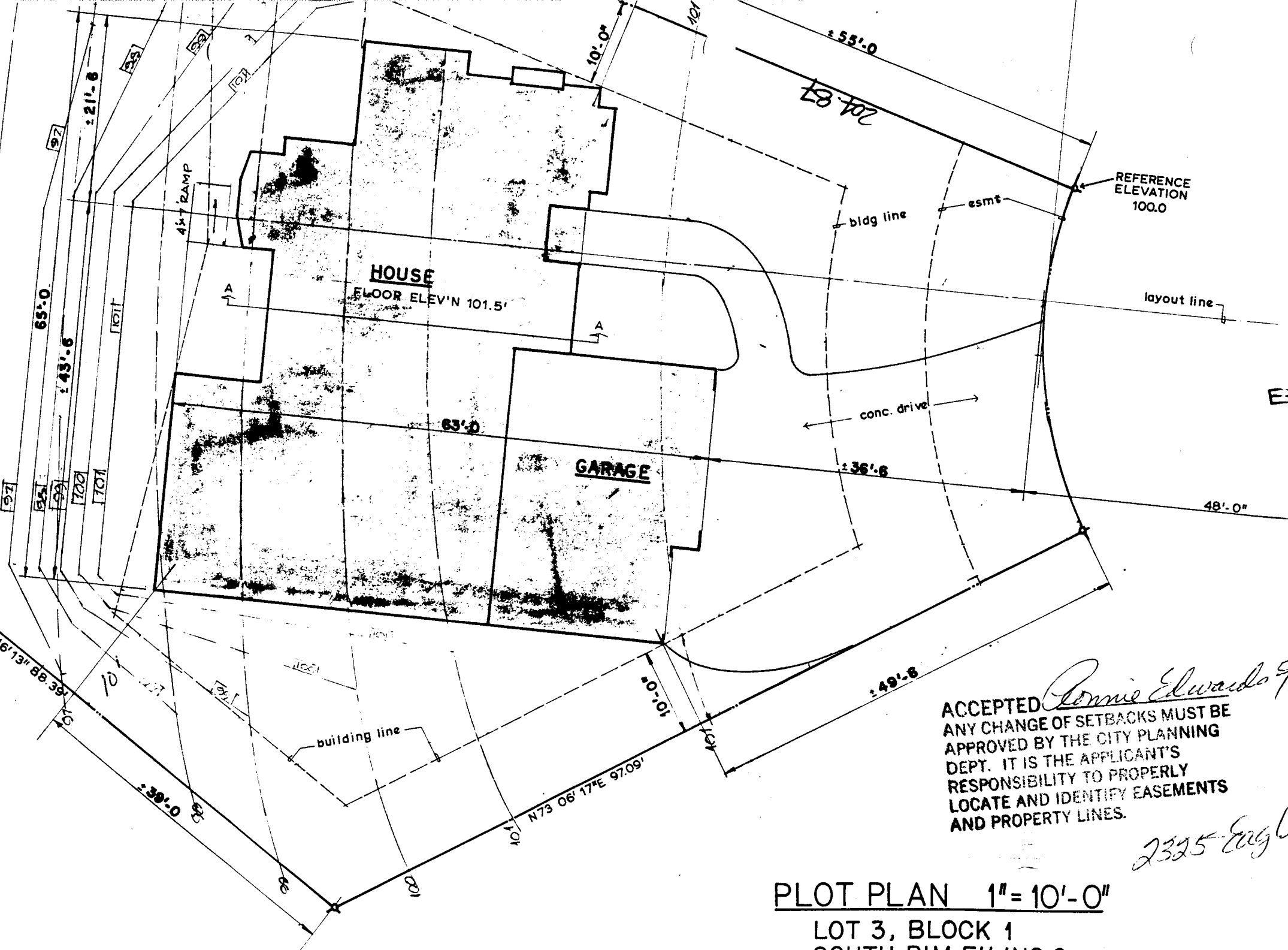
I hereby acknowledge that I have read this application and the information is correct, I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Tom Burke Date 5/25/95
 Department Approval Bonnie Edwards Date 5/25/95
 Additional water and/or sewer tap fee(s) are required YES NO _____ W/O No. 8336
 Utility Accounting CR Date 5/25/95

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)

escarpmt line



REFERENCE ELEVATION 100.0

HOUSE
FLOOR ELEV'N 101.5'

GARAGE

bldg line

esmt

layout line

conc. drive

N 42° 16' 13" E 88.39'

N 73° 06' 17" E 97.09'

ACCEPTED *Ronnie Edwards 9/25/95*
 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.

2325 Eagle Pt Ct.

PLOT PLAN 1" = 10'-0"

**LOT 3, BLOCK 1
SOUTH RIM FILING 2
MESA COUNTY, COLORADO**