

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 52153

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2327 Eagle Point CT TAX SCHEDULE NO. 2945-083-20-002  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2282  
 FILING 2 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER Tom Fitzgerald NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 243-9800 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Dave Maves USE OF EXISTING BLDGS None  
 (2) ADDRESS 1873 L Rd Fanta DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 858-9642 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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 28' \_\_\_\_\_  
 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 Dave Maves Date 5-11-95  
 Department Approval Ronnie Edwards Date 5-11-95

Additional water and/or sewer tap fee(s) are required: YES 1 NO \_\_\_\_\_ W/O No. 8323

Utility Accounting Judy [Signature] Date 5/12/95

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)

**IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE 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 or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

**ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT**

ACCEPTED *Ronnie Edwards*  
 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.

