

FEE \$ 10.00

BLDG PERMIT NO. 53669

PLANNING CLEARANCE

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

*LPC
HCP*

5002-6745-01-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2329 Eagle Point Court TAX SCHEDULE NO. 2945-083-20-001

SUBDIVISION South Rim Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1970 sq'

FILING 2 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) none

(1) OWNER Richard Genova and Hilgenfeld Construction NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS P. O. Box 1131 GJ 81502

(1) TELEPHONE 243-4048 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Hilgenfeld Construction USE OF EXISTING BLDGS N/A

(2) ADDRESS P. O. Box 1131 GJ 81502 DESCRIPTION OF WORK AND INTENDED USE: S/F - new residence

(2) TELEPHONE 243-4048

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 _____ Maximum coverage of lot by structures _____

SETBACKS: Front 20 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 _____

Maximum Height _____ CENSUS TRACT 14 TRAFFIC ZONE 93

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 [Signature] Date 9-27-95

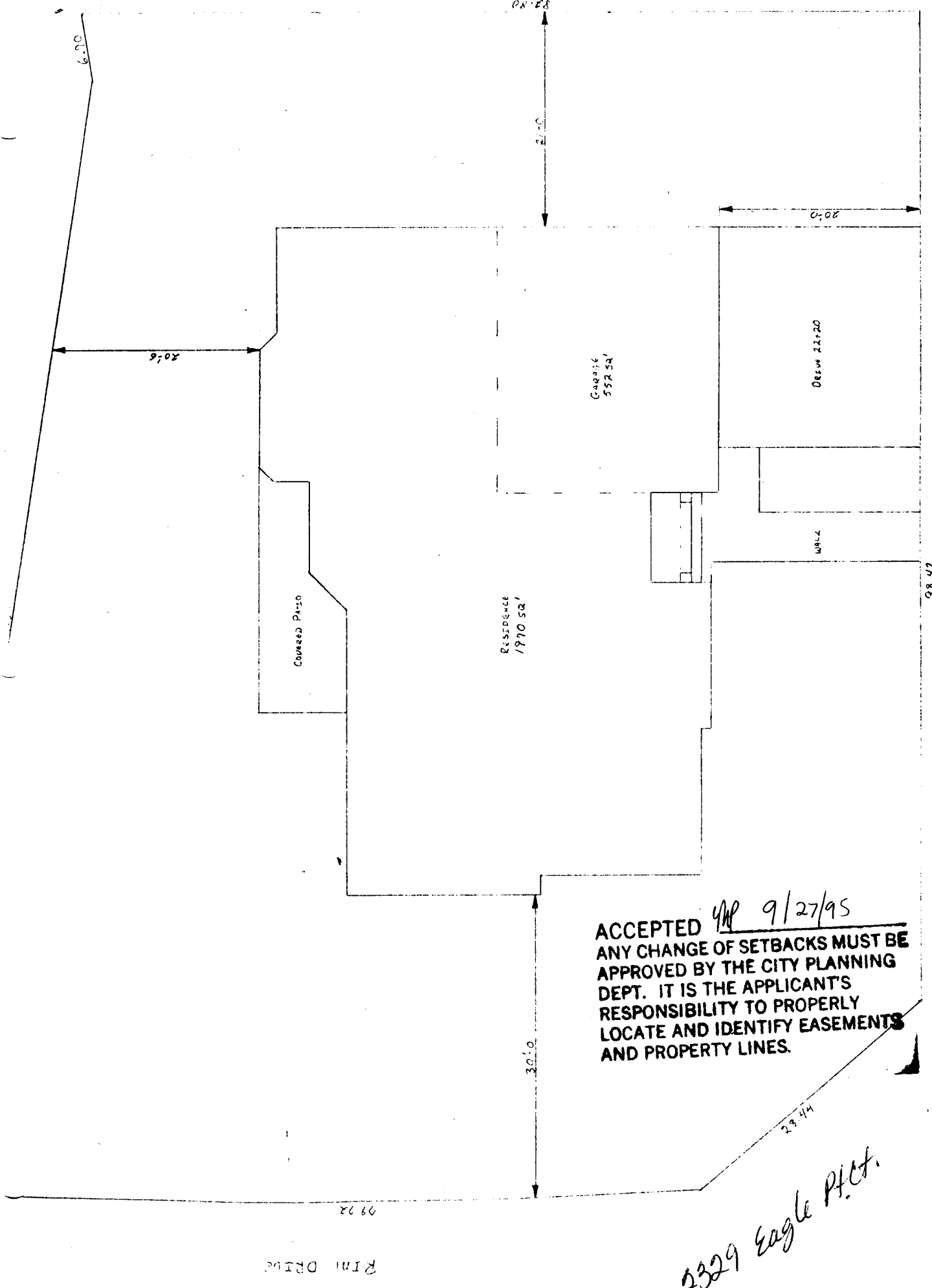
Department Approval [Signature] Date 9/27/95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8633-S/F

Utility Accounting Millie Fowler Date 9-27-95

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)



ACCEPTED *YHP* 9/27/95
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.

2329 Eagle Pkct.

RINI DRIVE

99.72

23.44

98.42

20.0

21.0

20.6

6.0

GARAGE
552 SQ'

DECK
2120

RESIDENCE
1970 SQ'

COVERED PATIO