

FEE \$ 10⁰⁰

BLDG PERMIT NO. 52366

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2335 S Eagle Point Court TAX SCHEDULE NO. 2945-083-21-008

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

FILING 2 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 2313

(1) OWNER MERRITT Const. Inc NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 405 West Mayfield NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS New Res

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

(2) TELEPHONE _____ New Res. S/F

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 20' from property line (PL) or _____ Parking Req'mt _____
_____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 14 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 [Signature] Date 6-5-95

Department Approval [Signature] Date 6-7-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8367-S/F

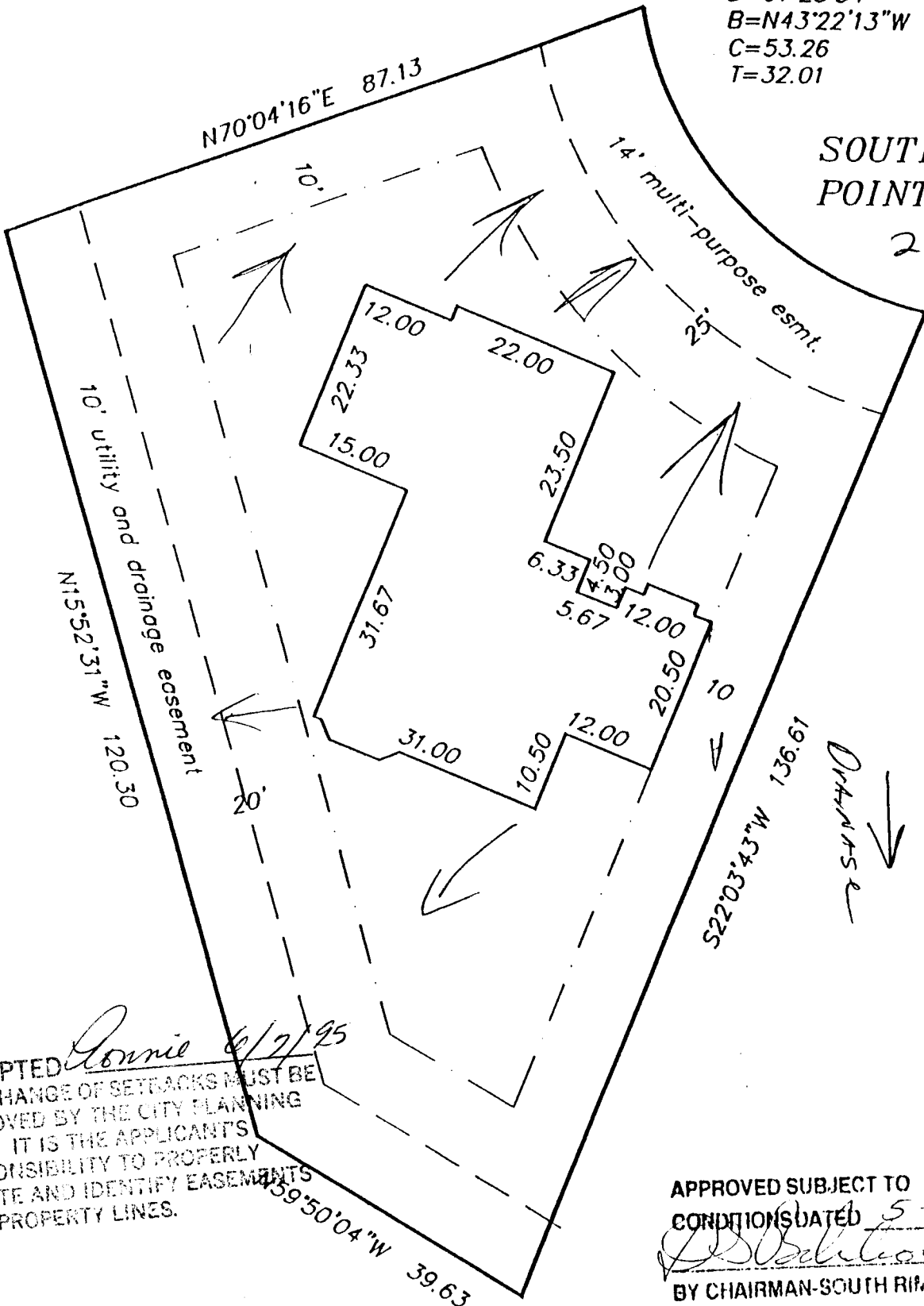
Utility Accounting Miller Fowler Date 6-7-95

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)

A=56.46
 R=48.00
 D=67°23'34"
 B=N43°22'13"W
 C=53.26
 T=32.01

**SOUTH EAGLE
 POINT COURT**
 2335



ACCEPTED *Donnie 6/7/95*
 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.

APPROVED SUBJECT TO CONDITIONS DATED 5-22-95
[Signature]
 BY CHAIRMAN-SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE

DESCRIPTION

LOT 8, BLOCK 2,
 SOUTH RIM FILING NO. TWO
 SITUATED IN THE SW1/4 SEC. 8, T1S, R1W, U.M.

BUILDING LAYOUT

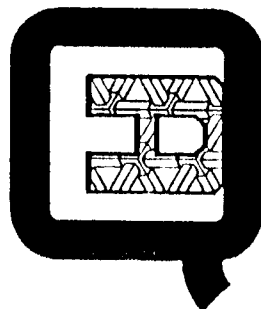
SOUTH EAGLE POINT COURT

FOR:
 MERRITT CONSTRUCTION

SCALE:

 1" = 20' FT

DATE: 5/10/95



Q.E.D.
 SURVEYING
 SYSTEMS Inc.
 1018 COLO. AVE.
 GRAND JUNCTION
 COLORADO 81501
 464-7568
 241-2370

SURVEYED BY:	DMM DS
DRAWN BY:	MEM
ACAD ID:	SR2B2L8
SHEET NO.	
FILE:	95130