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PLANNING CLEARANCE

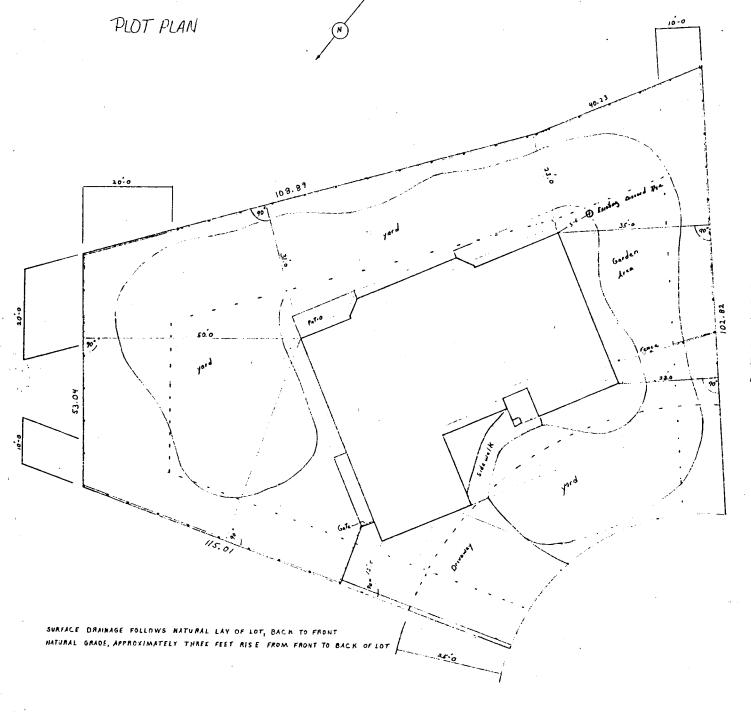
BLDG PERMIT NO. 5/0970

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

☞ THIS SECTION TO BE COMPLETED BY APPLICANT ®

BLDG ADDRESS 2336 South Eggl PT. CT.	TAX SCHEDULE NO. 2945-283-60-114	
SUBDIVISION South Kim	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2/89	
FILING _ 2 BLK _ 2 LOT _ /0	SQ. FT. OF EXISTING BLDG(S)	
(1) OWNER Michael & Chrisco	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS 6// Exist Indom Crick Dr (1) TELEPHONE 243-0707	NO. OF BLDGS ON PARCEL BEFORE: AFTER: / THIS CONSTRUCTION	
(2) APPLICANT Same	USE OF EXISTING BLDGS Residence	
(2) ADDRESS	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE	Singale Family Residence	
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.		
F THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF		
ZONE PR	Maximum coverage of lot by structures	
SETBACKS: Front from property line (PL) from center of ROW, whichever is greater Side from PL Rear from F	Special Conditions ALL approval	
Maximum Height		
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 Michael R Christer Date 1-25-95		
Department Approval Marcia Rubidean Date 1-25-95		
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. St.S/ S/F Utility Accounting		
Utility Accounting	Date $\frac{1-25-95}{2}$	
	Date Date CE (Section 9-3-2D Grand Junction Zoning & Development Code)	



ACCEPTED ME 1-85-95
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.

LOT 10 BLOCK 2

2336 SOUTH EACLE FOINT LOL= 13,476 SQ FT "" = 1"

DEUTA ANGLE 680538 PADIUS ANGLE 18,00

LENGTH 5705
TANGENT 32,44

APPROVED SUBJECT TO

APPROVED SO DATED
CONOTTONS DATED
BY CHAIRMAN SOUTH RIM
BY CHAIRMAN SOUTH RIM
ANCISTECTURAL CONTROL COMM