

FEE \$ 10<sup>00</sup>  
*10<sup>00</sup> refunded*

BLDG PERMIT NO. 50960

### PLANNING CLEARANCE

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2337 So. Eagle Point Ct. TAX SCHEDULE NO. 2945-083-21-009

SUBDIVISION South Rim Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3955

FILING II BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Stanley & Teresa Krasnodebski NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 493 Fruitwood Dr. NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-1364 USE OF EXISTING BLDGS N/A

(2) APPLICANT Jim West - Builder, Inc. DESCRIPTION OF WORK AND INTENDED USE:  
New single family residence

(2) ADDRESS 759 Horizon Dr., Unit E

(2) TELEPHONE 242-4310

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) or \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
\_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 28' 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 1-13-95

Department Approval [Signature] Date 1-13-95

Additional water and/or sewer tap fee(s) are required. YES  NO \_\_\_\_\_ W/O No. 8080

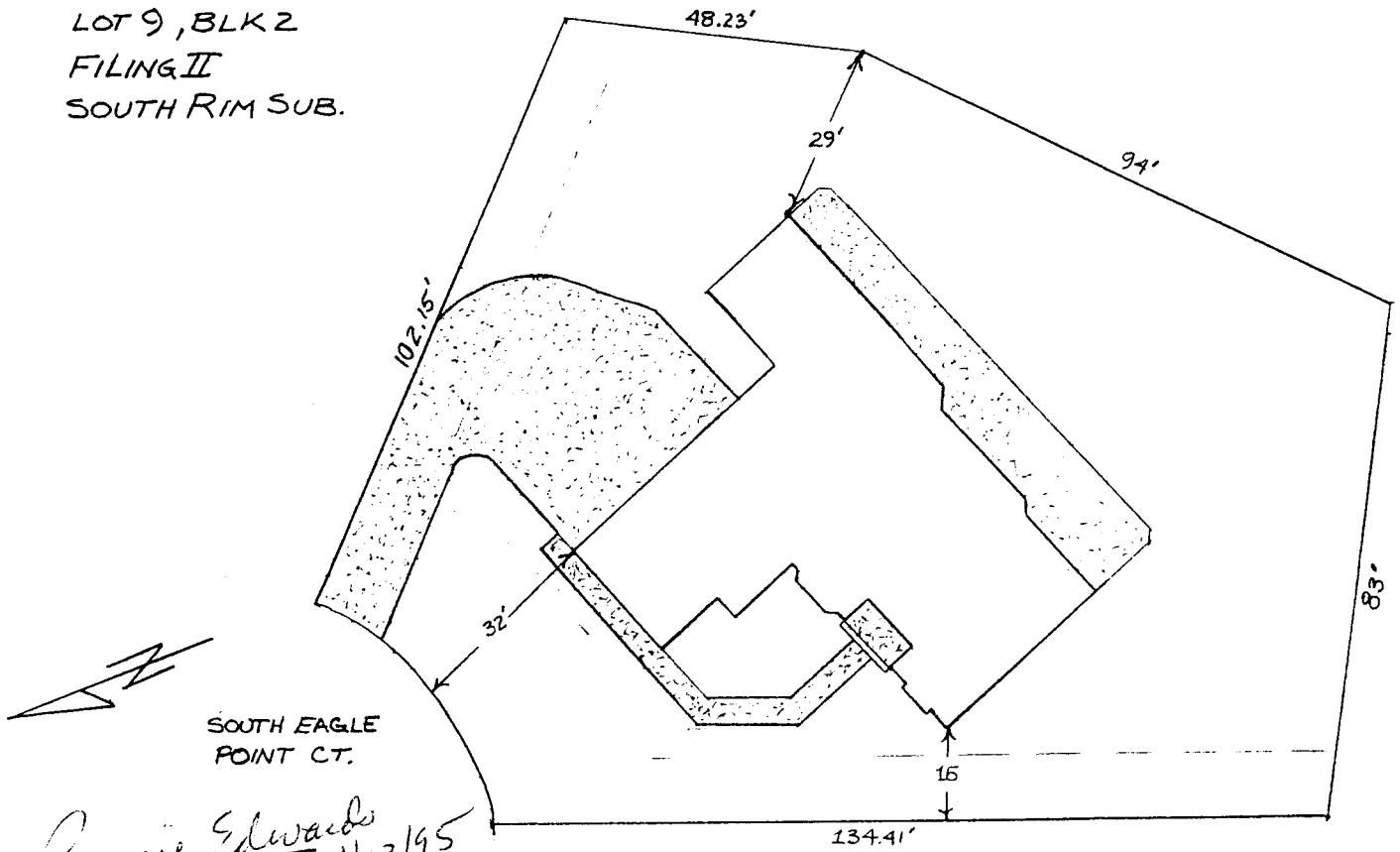
Utility Accounting [Signature] Date 1-24-95

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)

LOT 9, BLK 2  
FILING II  
SOUTH RIM SUB.

SITE PLAN  
SCALE: 1" = 20' 0"



ACCEPTED *Ronnie Edwards* 11/13/95  
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.