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TCP \$ -0-

BLDG PERMIT NO. 55746

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2328 EAGLE PT CT^{G9} TAX SCHEDULE NO. 2945-083-20-005
SUBDIVISION SOUTH RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3158
FILING 2 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER ERNIE & DONNA McKEEVER NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2419 HAWTHORNE
(1) TELEPHONE 245-8674 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS N/A
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE SAME NEW HOME

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) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions ACCD approval
required
Maximum Height _____ 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).

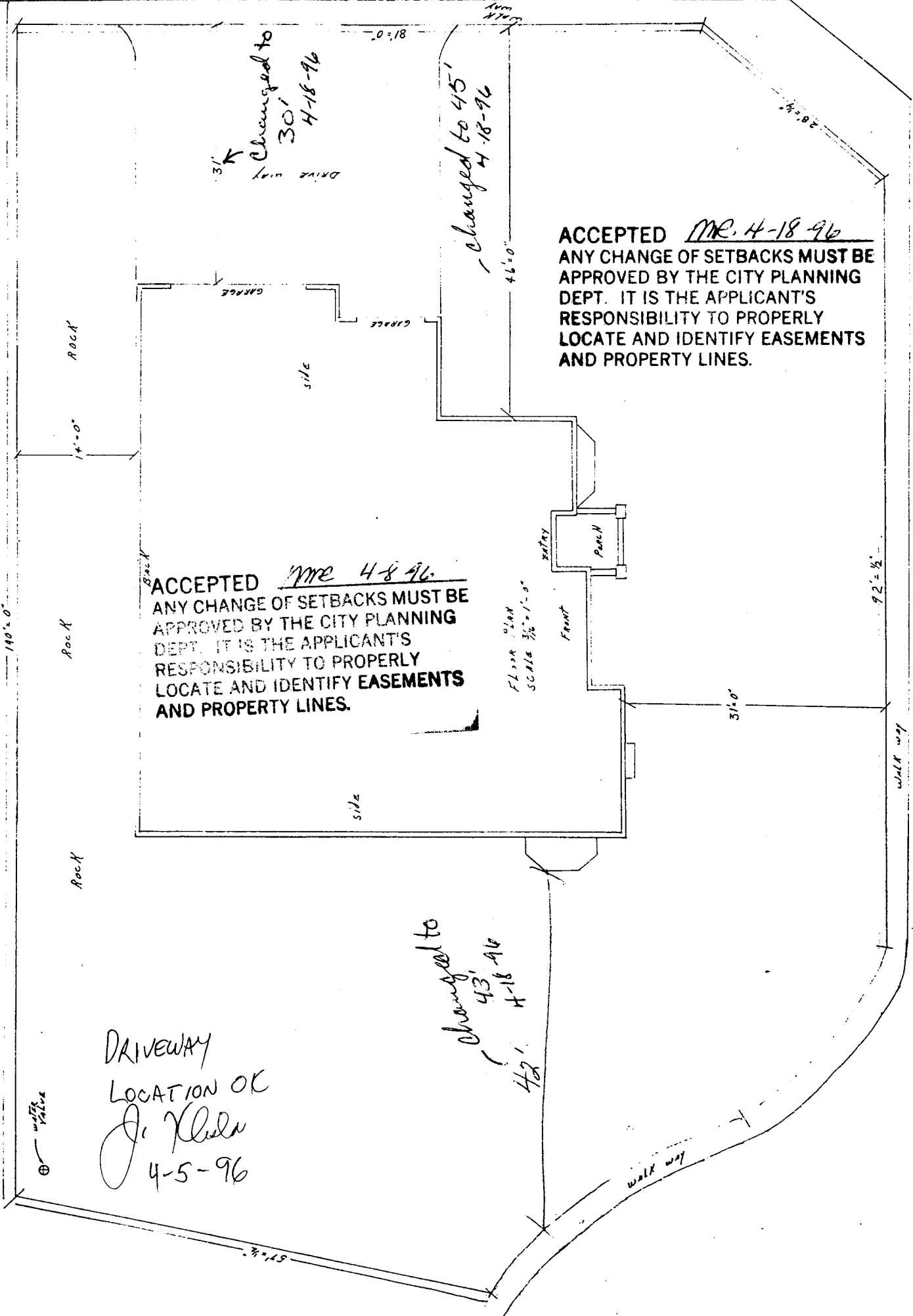
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Donna McKeever Date 4-5-96
Department Approval Marcia Rabideaux Date 4-8-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. W/O 9106
Utility Accounting Marshall-Cole Date 4-8-96

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)



Changed to
30'
4-18-96

changed to 45'
4-18-96

ACCEPTED MR 4-8-96
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.

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DRIVEWAY
LOCATION OK
Ji Khela
4-5-96

changed to
43'
4-18-96

2328 Eagle Point Ct.