

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 54777

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

PC

5002-6695-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2333 S. Eagle Pt TAX SCHEDULE NO. 2945 083 21007
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000
 FILING 2 BLK 2 LOT 7 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER Dick & Jean Olsen NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3510 Ponderosa Way
 (1) TELEPHONE 243 4543 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Dick Olsen USE OF EXISTING BLDGS Single Fam res.
 (2) ADDRESS P.O. Box 3565 DESCRIPTION OF WORK AND INTENDED USE: Construct
 (2) TELEPHONE 243 4543 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 25' 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 ACCU Req'd
 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).

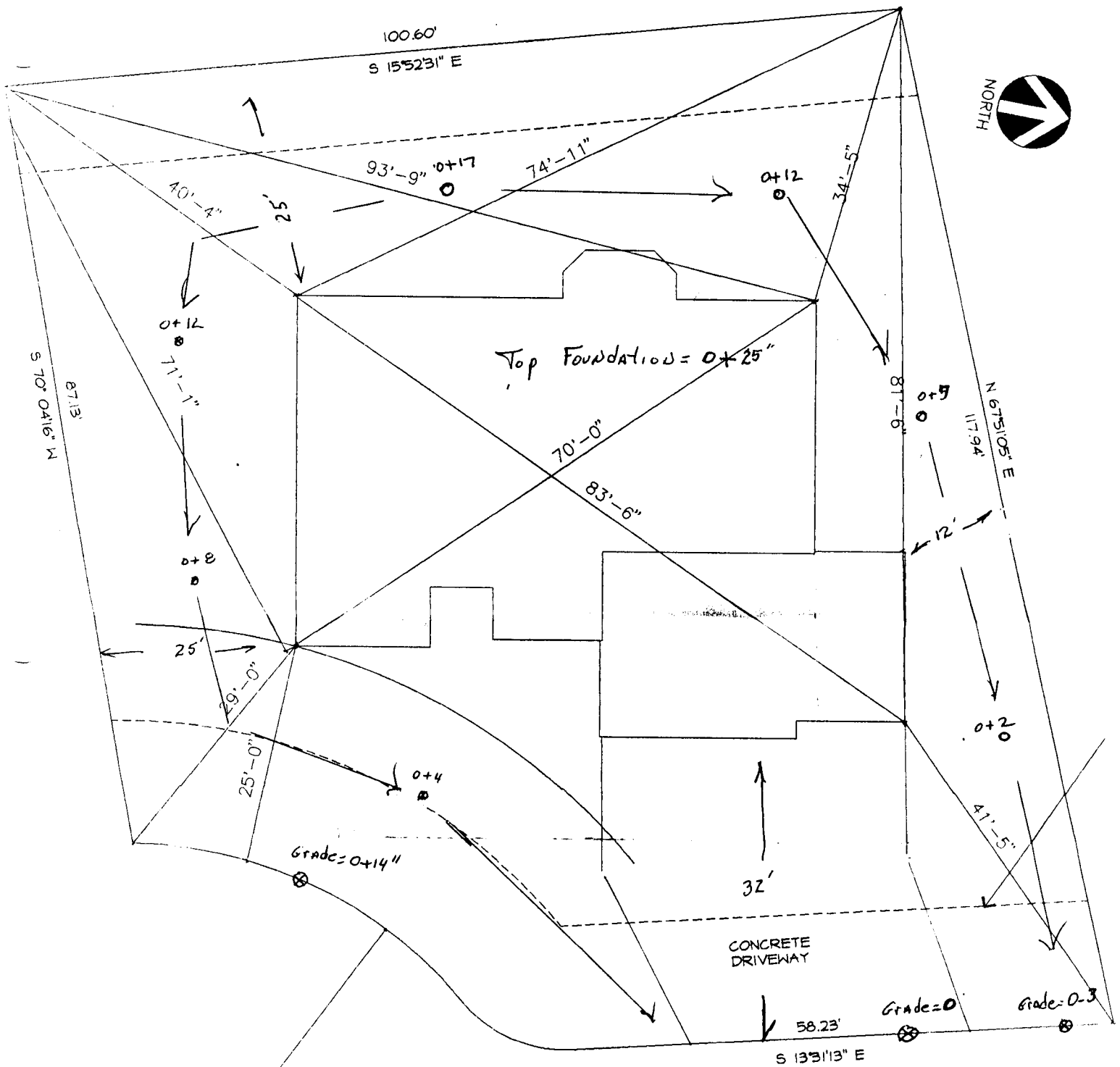
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Dick Olsen Date 1-16-96
 Department Approval Marcia Rabideaux Date 1-17-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8871-S/F
 Utility Accounting Mellie Fowler Date 1-17-96

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)



PROPOSED DRIVEWAY
 LOCATED OK

J. Klislow
 1-16-96

SOUTH EAGLE POINT COURT
 2333 S. Eagle Pt.
 Filig #2
 Block #2
 Lot # 7