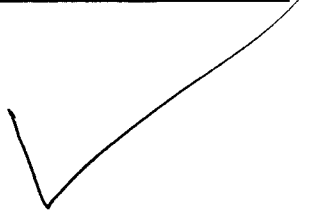


FEE \$ 1000
TCP \$ D

BLDG PERMIT NO. 59015

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2332 S. Eagle Pt. Ct. TAX SCHEDULE NO. 2945-083-21-012
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2668^{sq}
FILING 2 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) Ø
(1) OWNER RED HART Const. Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2320-E 1/2 Rd. G.J. 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 244-8925 USE OF EXISTING BLDGS —
(2) APPLICANT Daniel R. Gearhart DESCRIPTION OF WORK AND INTENDED USE: New
(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 (2) TELEPHONE 250-0822-cell S/F Residence w/ attached 3 car garage

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 _____ from center of ROW, whichever is greater. **PAID**
Side 10' from PL Rear 20' from PL **FEB 5 1997** Parking Req'mt _____
Special Conditions _____
Maximum Height _____ **CM** CENSUS TRACT 1401 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 Daniel R. Gearhart Date Jan 30, 1997
Department Approval Santa J Costello Date 2/5/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9841
Utility Accounting Marshall-Cole Date 2/5/97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

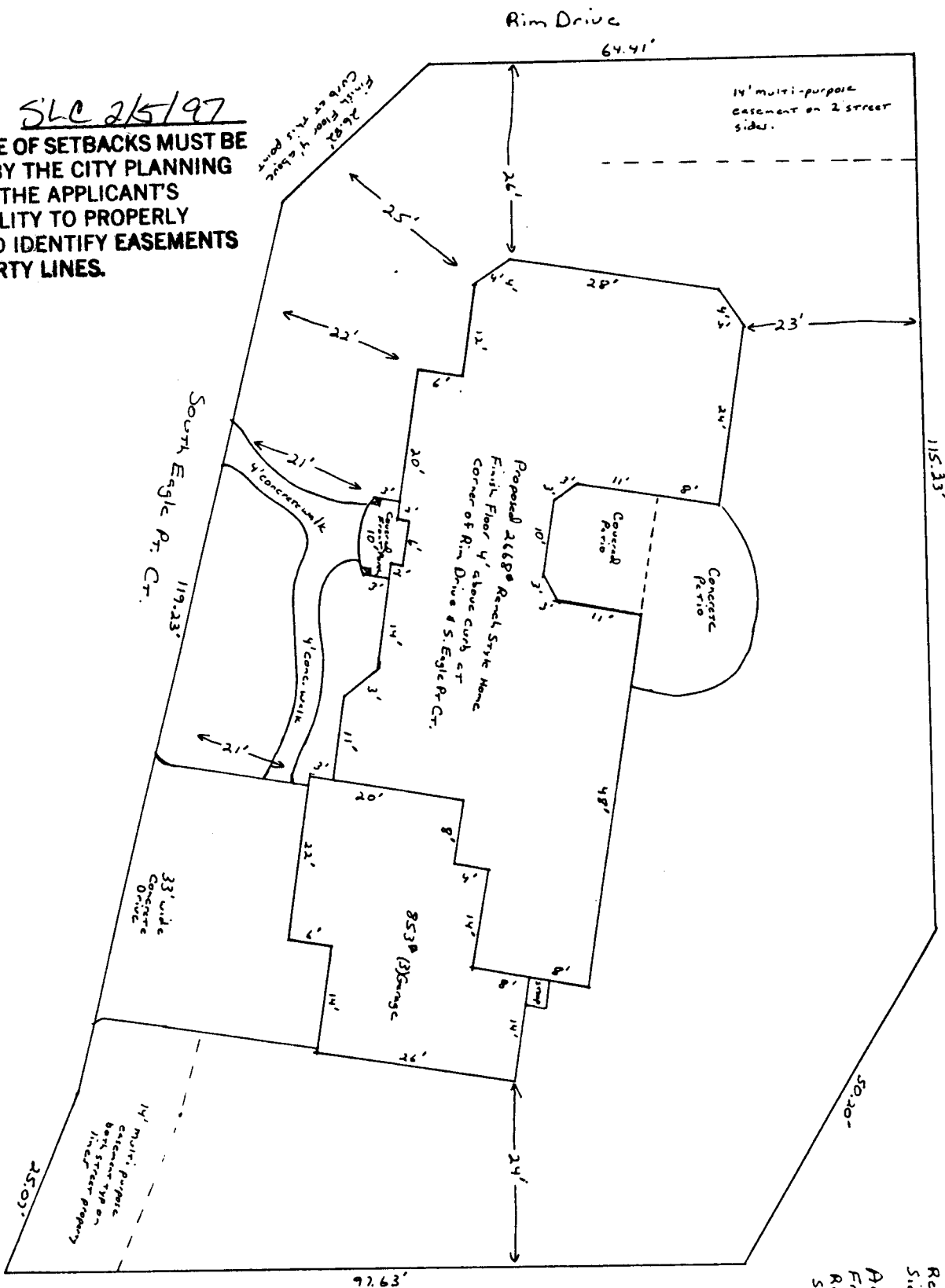
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



RED HART Construction Inc.
 Daniel R. Gearhart
 2320 - E 1/2 Road
 Grand Junction, Co. 81503

South Rim - 2332 South Eagle Pt. Ct.
 Filing 2
 Block 2
 Lot 12
 14,676 sq ft
 Scale 1" = 20'

ACCEPTED SLC 2/5/97
 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.



Minimum Setbacks
 Front 20' on Corner Lots
 Rear 20'
 Side 10'

Actual Setbacks
 Front 21' @ 26' (corners)
 Rear 23'
 Side 24'

DRIVEWAY
 LOCATION OK
 J. W. [Signature]
 2-3-97

LOT # 11
 ADD.