

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 660711

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS	<u>2335 S. EAGLE PT.</u>	TAX SCHEDULE NO.	<u>2945-083-21-008</u>
SUBDIVISION	<u>SouthRim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>222</u>
FILING <u>2</u> BLK <u>2</u> LOT <u>8</u>		SQ. FT. OF EXISTING BLDG(S)	<u>2313</u>
(1) OWNER	<u>Stan Hosman</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>2335 S. EAGLE PT.</u>	BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>245-8431</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>RENT-A-SPOUSE <sup>BENNY FEELY</sup></u>	BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(2) ADDRESS	<u>CSC NASHUA CT.</u>	USE OF EXISTING BLDGS	<u>LIVING</u>
(2) TELEPHONE	<u>241-9665</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>ADD</u>
			<u>X TR Room</u>

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE	<u>PR35</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	<u>20'</u>	Parking Req'mt	_____
or _____	from property line (PL)	Special Conditions	<u>2nd Story</u>
Side	<u>10'</u>	<u>Addition</u>	_____
or _____	from center of ROW, whichever is greater	CENSUS	<u>14</u> TRAFFIC <u>91</u> ANN# _____
Side	<u>10'</u>		
or _____	from PL Rear <u>20'</u>		
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	<u>Benny Feely</u>	Date	<u>9-1-98</u>
Department Approval	<u>Antonia Castillo</u>	Date	<u>9-1-98</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 22575-14376

Utility Accounting Richardson Date 9-1-98 TR 86423

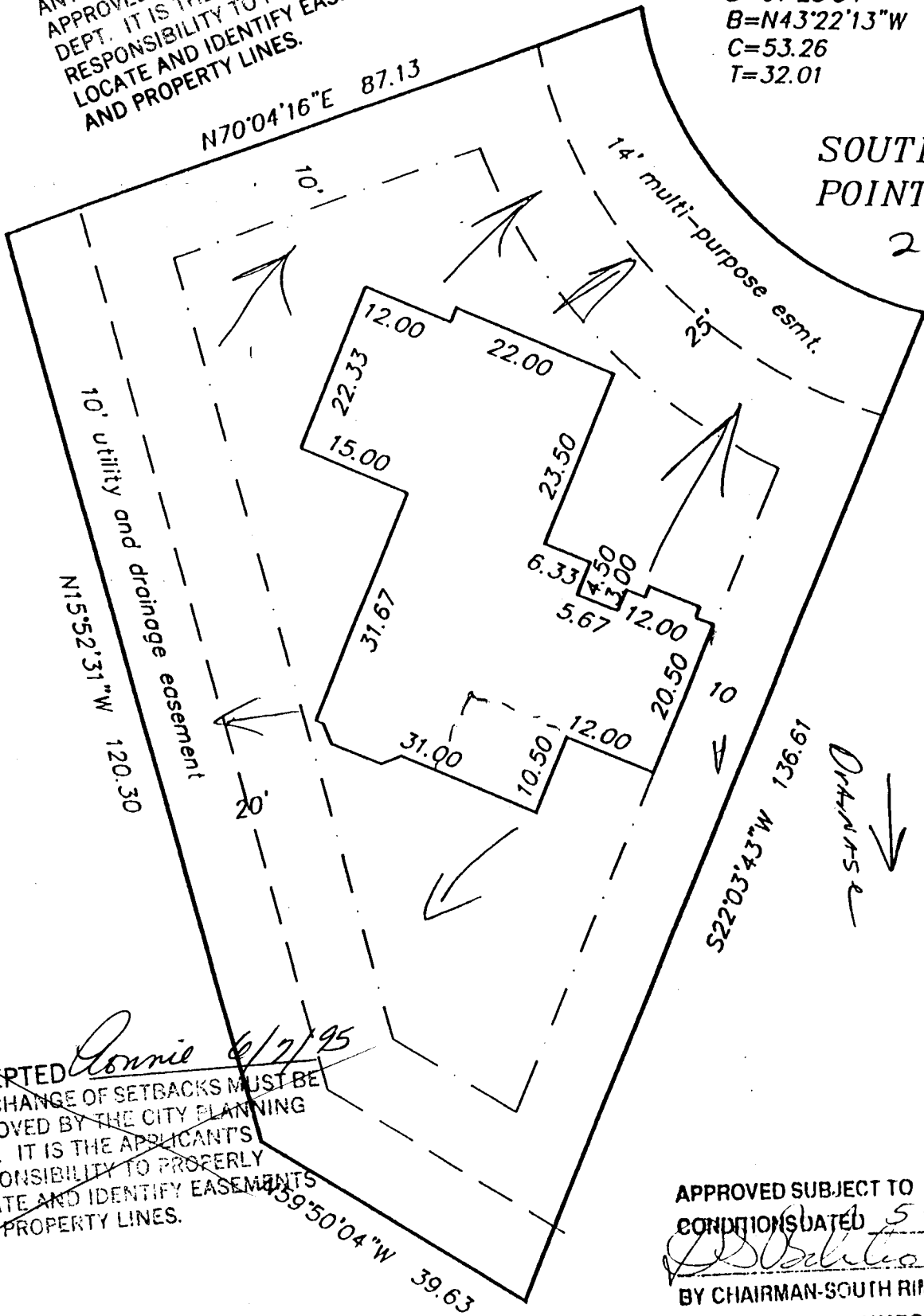
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *SLC 9-1-98*  
 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.

A=56.46  
 R=48.00  
 D=67°23'34"  
 B=N43°22'13"W  
 C=53.26  
 T=32.01

SOUTH EAGLE  
 POINT COURT  
 2335



~~ACCEPTED *Ronnie 6/7/95*~~  
 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.

APPROVED SUBJECT TO  
 CONDITIONS DATED *5-22-93*  
*[Signature]*  
 BY CHAIRMAN-SOUTH RIM  
 ARCHITECTURAL CONTROL COMMITTEE

DESCRIPTION

LOT 8, BLOCK 2,  
 SOUTH RIM FILING NO. TWO  
 SITUATED IN THE SW1/4 SEC. 8, T1S, R1W, U.M.