

Single fam Add.

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 74561

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2332 Falcon Pt. Ct. TAX SCHEDULE NO. 2945-083-23-015  
 SUBDIVISION Hamilton minor of South Rim FS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 100<sup>sq</sup> Deck Cover 110<sup>sq</sup> Deck  
 FILING BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) ~3000  
 (1) OWNER Jeff Hamilton NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2332 - Falcon Pt. Ct. NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 241-1443 USE OF EXISTING BLDGS S/F Residence  
 (2) APPLICANT RED HART Const. Inc DESCRIPTION OF WORK AND INTENDED USE: Add Deck  
 (2) ADDRESS 2320 - E 1/2 Rd. G.J. 8503 Cover & Deck to existing home & deck  
 (2) TELEPHONE 250-0822

**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 PR-3.5 - Per wisa 6 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 to Building envelope from PL Rear 20' from PL Special Conditions cannot extend past building envelope  
 Maximum Height \_\_\_\_\_ CENSUS 1401 TRAFFIC 910 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Mar 28, 2000

Department Approval Kathy Valdes Date 3-28-00

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

Utility Accounting [Signature] Date 3/28/00

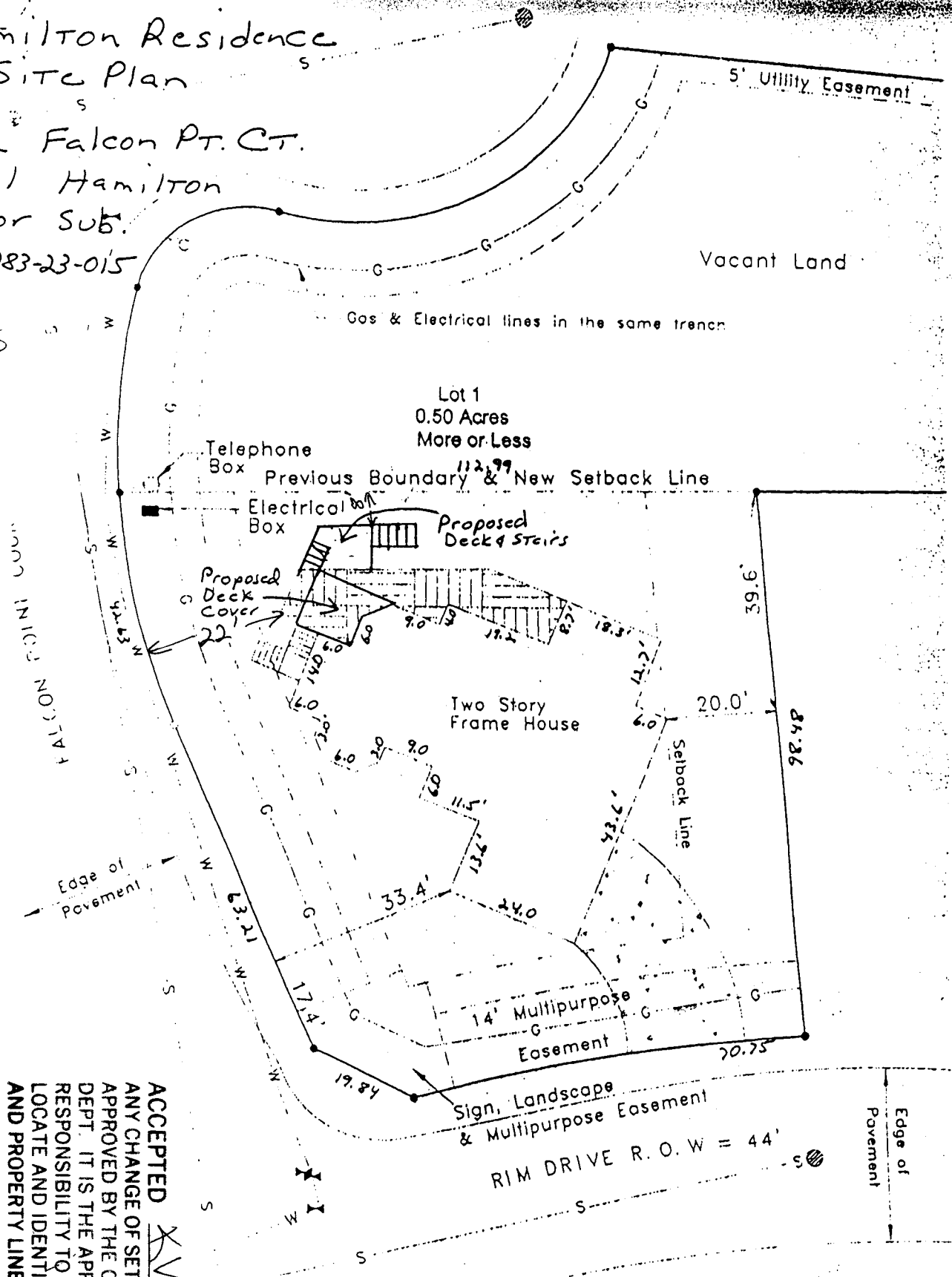
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

# Hamilton Residence Site Plan

2332 Falcon Pt. Ct.  
 Lot 1 Hamilton  
 Minor Sub.  
 #2945-083-23-015

PR 35  
 1401  
 up



ACCEPTED XV 3-28-00  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

North  
 $\frac{3}{4}'' = 20'$

RED HART CONSTRUCTION, INC.  
 2320 E 1/4 ROAD  
 GRAND JUNCTION, CO 81503-4405  
 (970) 244-8975

Deck & Cover Addition