

FEE \$	<u>Pdw/App</u>
TCP \$	<u>---</u>
SIF \$	<u>---</u>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 88459



FPA-2002-154

Your Bridge to a Better Community

BLDG ADDRESS 2324 S. EAGLE Pt. Cir. SQ. FT. OF PROPOSED BLDGS ADDITION 300 SF

TAX SCHEDULE NO. 2945-083-20-004 SQ. FT. OF EXISTING BLDGS 2500 SF

SUBDIVISION SOUTH RIM TOTAL SQ. FT. OF EXISTING & PROPOSED 2800 SF

FILING 2 BLK 1 LOT 4

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER STEVE AND DOTTIE MILLER  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2324 S. EAGLE Pt. Cir.  
 USE OF EXISTING BUILDINGS SINGLE FAMILY RES.

(1) TELEPHONE (970) 255-9964  
 DESCRIPTION OF WORK & INTENDED USE PLANT ROOM ADDITION

(2) APPLICANT J. DYER CONST. INC.  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) SITE BUILT ADDITION

(2) ADDRESS 2335 INTERSTATE AVE  
 (2) TELEPHONE 970 245-8610

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PD)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from RL Rear \_\_\_\_\_ from PL  
 Permanent Foundation Required: YES  NO \_\_\_\_\_

Maximum Height \_\_\_\_\_ Parking Req'mt \_\_\_\_\_  
 Special Conditions See Attached  
 GENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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).

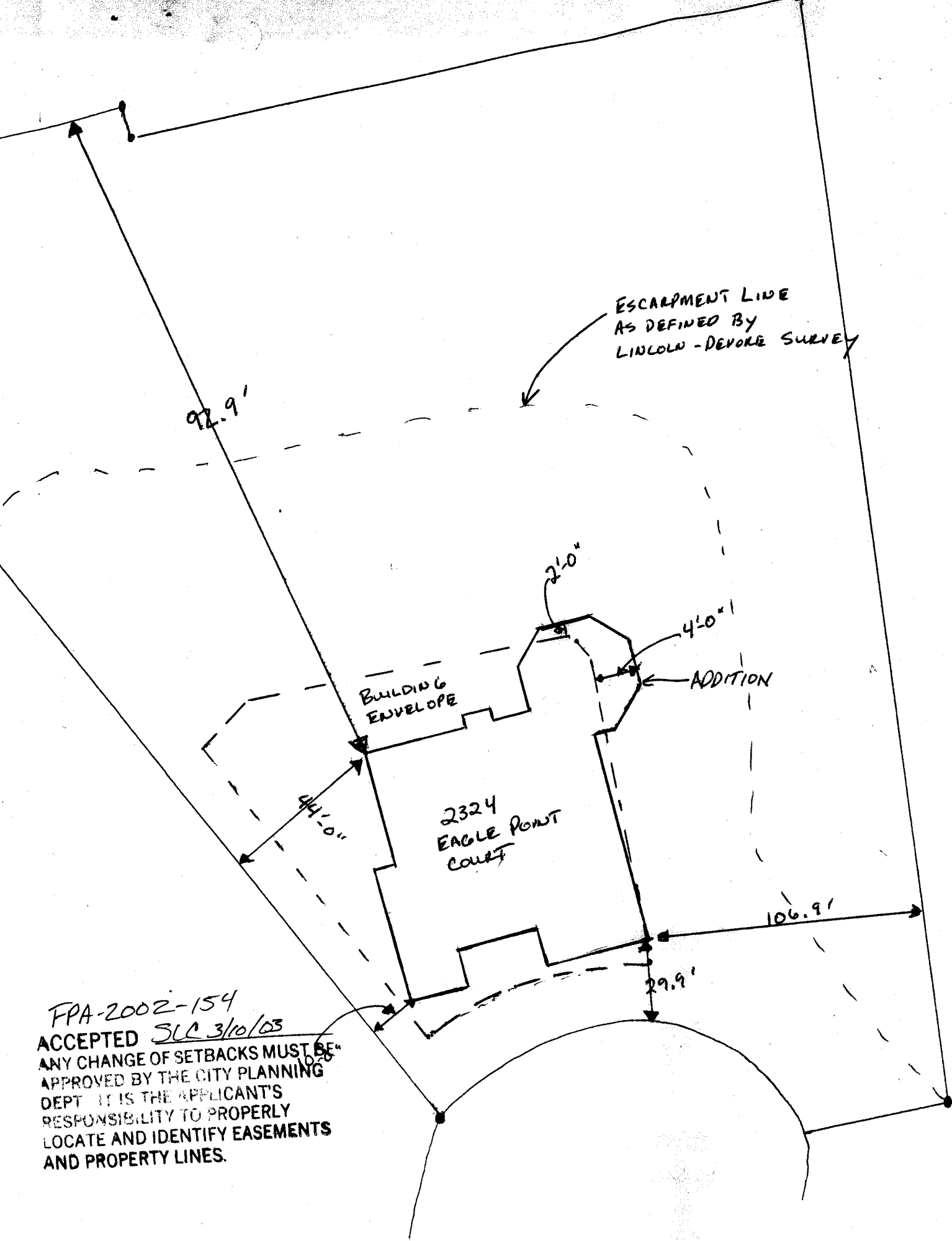
Applicant Signature Joy K. Dyer Date 6/28/02

Department Approval Antonia Costello Date 3/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting <u>Shope</u>	Date <u>3/10/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



ESCARPMENT LINE  
AS DEFINED BY  
LINCOLN-DEVORE SURVEY

92.9'

BUILDING  
ENVELOPE

2'-0"

4'-0"

ADDITION

2324  
EAGLE POINT  
COURT

44.0'

106.9'

29.9'

FPA-2002-154  
ACCEPTED SLC 3/10/03  
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.