

DATE SUBMITTED: 8-14-87

PERMIT # 28408

FEE 500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1775 C CRESTVIEW DR.

SQ. FT. OF BLDG: 3353

SUBDIVISION: CRESTVIEW II

SQ. FT. OF LOT: 9764

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # 3

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-013-10-003

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
NONE

PROPERTY OWNER: BILL + MYRNA COOPER

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 636 S SURREY CT.

PHONE: 245-1306

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

BUILD NEW RESIDENCE

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### FOR OFFICE USE ONLY

ZONE: PR 1.9

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 25 S 5 R 10 <sup>20' Garage 5' East Easement</sup> <sub>to 10th</sub>

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: 16 <sup>15' dwelling 0' West</sup>

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: As Per

Sketch Attached

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THIS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

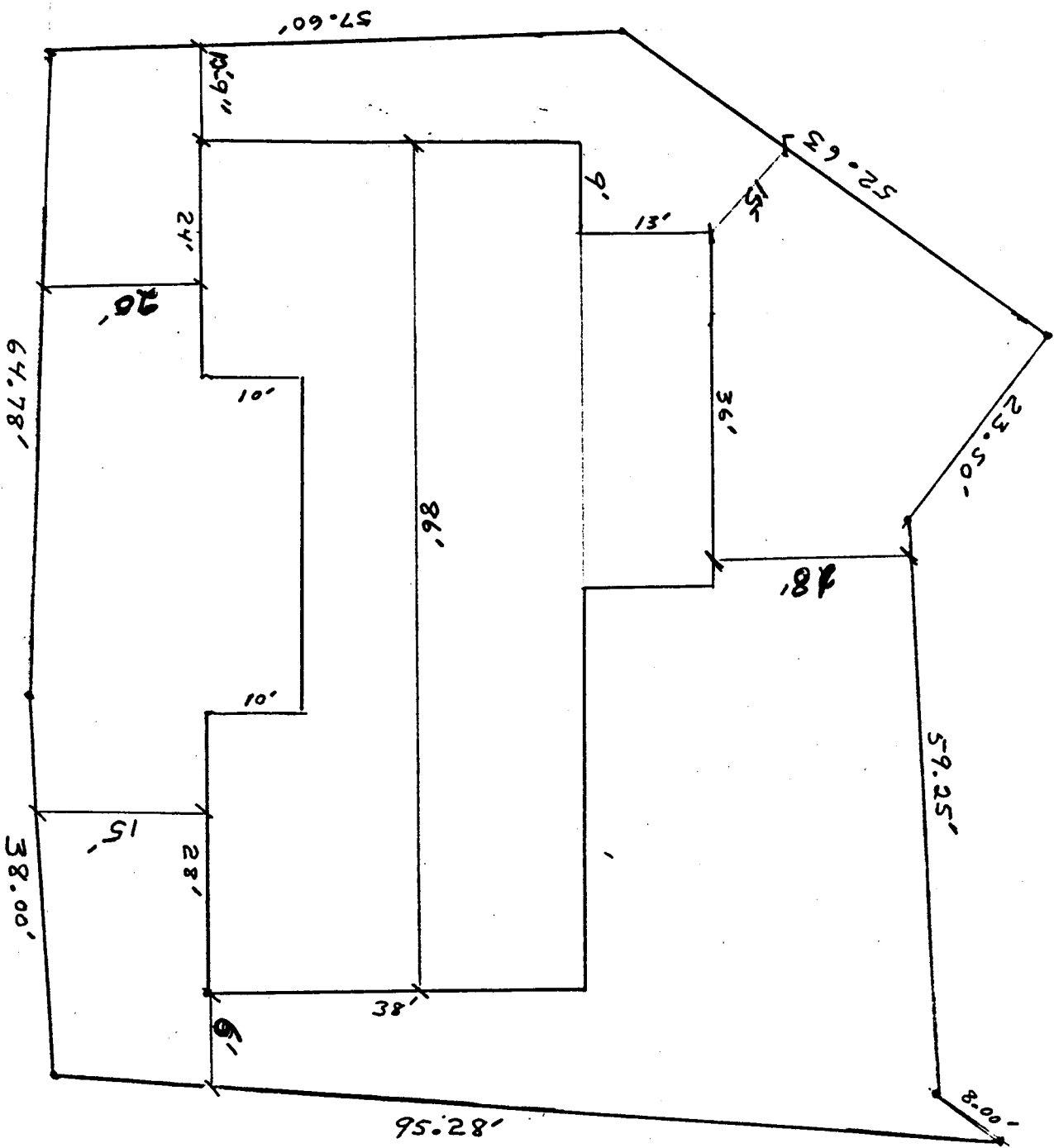
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8-14-87

APPROVED BY: Lindi

Darwayne Mauts  
SIGNATURE



PLOT PLAN FOR 1775 C CRESTVIEW DR.  
 SCALE 1" = 10'

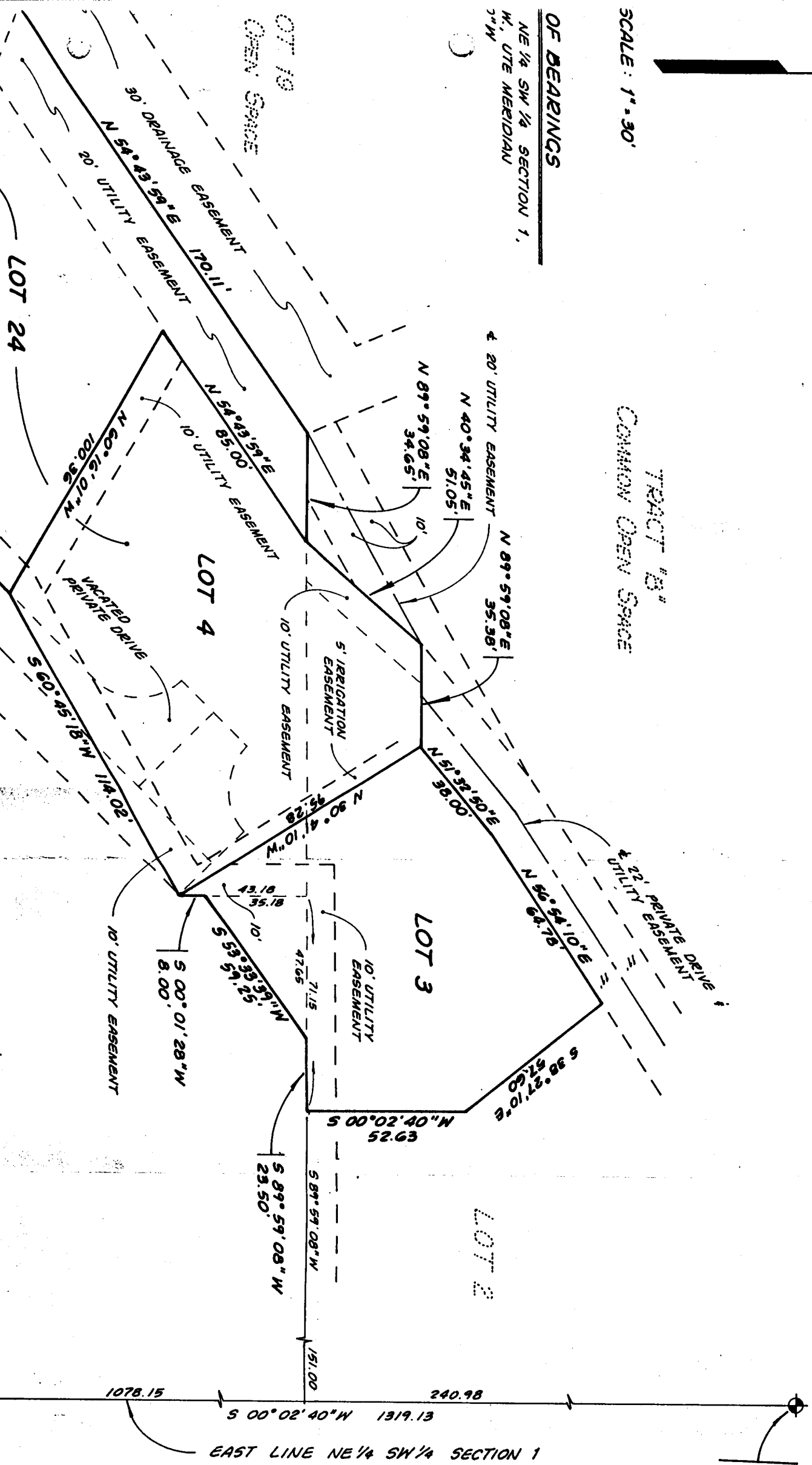


SCALE: 1" = 30'

OF BEARINGS

NE 1/4 SW 1/4 SECTION 1,  
T.15, R.4  
UTE MERIDIAN

TRACT "B"  
COMMON OPEN SPACE



NE 1/4  
SECTION  
T.15, R.  
UTE ME

EAST LINE NE 1/4 SW 1/4 SECTION 1

1078.15      240.98      1319.13

S 89° 59' 08" W  
23.50

S 89° 59' 08" W  
151.00

S 00° 02' 40" W  
52.63

S 00° 01' 28" W  
8.00

S 53° 54' 15" W  
47.65

S 53° 54' 15" W  
35.18

43.18

LOT 3

LOT 4

LOT 24

10' UTILITY EASEMENT

5' IRRIGATION EASEMENT

10' UTILITY EASEMENT

20' UTILITY EASEMENT

N 40° 34' 45" E  
51.05

N 89° 59' 08" E  
34.65

N 89° 59' 08" E  
35.38

N 51° 32' 50" E  
38.00

N 56° 47' 16" E  
62.76

S 38° 27' 10" E  
57.60

30' DRAINAGE EASEMENT  
170.11'

20' UTILITY EASEMENT

N 54° 43' 59" E

10' UTILITY EASEMENT  
N 54° 43' 59" E  
85.00

VACATED DRIVE  
PRIVATE DRIVE  
N 60° 16' 01" W  
100.36

S 60° 43' 18" W  
114.02

10' UTILITY EASEMENT

22' PRIVATE DRIVE  
UTILITY EASEMENT

S 00° 02' 40" W  
1319.13