

FEE \$	10 ⁻
TCP \$	500
SIF \$	292 ⁻



BLDG PERMIT NO. 67505

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

BLDG ADDRESS 418 EAGLE CREST COURT TAX SCHEDULE NO. 2945-174-38-004
 SUBDIVISION EAGLE CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2586
 FILING 6 BLK 9 LOT 17 SQ. FT. OF EXISTING BLDG(S) NONE
 (1) OWNER GEORGE E & ELIZABETH MOTT NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 544 EL RIO COURT
 (1) TELEPHONE (970) 243 5315 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT GARY D. DERUSH USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE
 (2) ADDRESS 609 MEANDER DR DESCRIPTION OF WORK AND INTENDED USE: CONSTRUCT
 (2) TELEPHONE 260-0057 HOUSE FOR OWNERS RESIDENCE

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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions Setbacks are per
building envelope - ACCO
 Maximum Height _____ approval req'd
 CENSUS 1401 TRAFFIC 96 ANNEX# _____

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 Gary D. Derush Date 10/20/97
 Department Approval Ronnie Edwards Date 10/23/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting [Signature] Date 10/23/97

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)

NO.	REVISIONS
1	
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10	

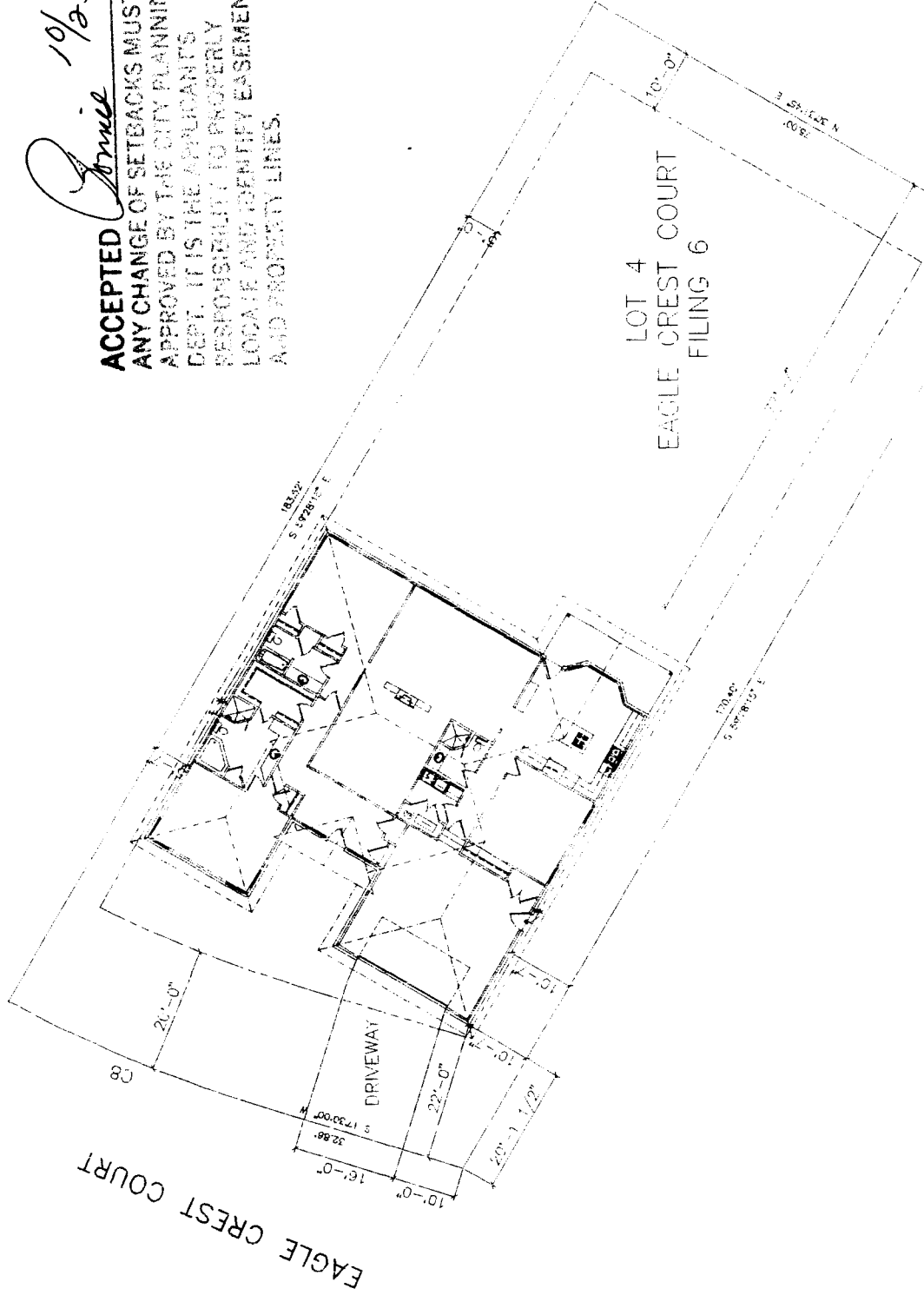
COMPUTER AIDED DRAFTING
 (970) 241-6782
 GRAND JUNCTION, CO

THE MOTT RESIDENCE
 THE PLOT PLAN

DATE: 10/21/97
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET \$

Arnie 10/23/97

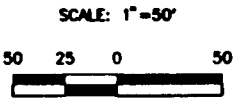
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



TRAVENAY LOCATION O.K.
Vu *Arnie* 10/21/97

NOTE: THE DIMENSIONS OF THE BUILDING OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

PLOT PLAN
 SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)



THE RIDGES FILING NO. SIX

THE RIDGES FILING NO. SIX

THE RIDGE FILING NO.

THE RIDGES FILING NO. TWO

D=0738'35"
R=200.00'
L=26.88' 15A
T=13.36'
BRG=S 13'55"10" W
CH=26.86'

FOUND REBAR/CHP
LS 2000

FOUND REBAR/CHP
LS 2000

FOUND REBAR/CHP
LS 2000

FOUND #5 REBAR
No Cap
Elev=4727.88
Established by Level Loop
from Benchmark

SE CORNER
S1/4 SE1/4
SECTION 17
T15S, R17W, U1M
M.C.S.M. #705

SE CORNER
SECTION 17
T15S, R17W, U1M
M.C.S.M. #553
Benchmark:
1980 88 Elev=4685.99(1) 1428
Ref No P156 (County GPS)

Base of Bearings
S89°50'28" E 1297.34'

Base of bearings assumes the South line of the SE1/4 SE1/4 of Section 17 to bear S 89°50'28" E, 1297.34 feet, as per

AREA SUMMARY		
LOTS	2.208 Acres	74.82%
OPEN SPACE	0.045 Acres	1.52%
R.O.W.	0.698 Acres	23.65%
TOTAL	2.951 Acres	100.00%

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

I hereby certify that this instrument was filed in my office
March 28 A.D., 1998, and was duly rec
Page No. 6162 Reception No. 1751419

Clerk

CITY OF GRAND JUNCTION APPROVAL

This plot of EAGLE CREST SUBDIVISION, a subdivision of a
Junction, County of Mesa, State of Colorado, is approved
day of MARCH A.D.,

Shirley Cohen R. M.

LEGEND