

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 44088

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

BLDG ADDRESS 673 Crestent Ct. TAX SCHEDULE NO. 2945-032-31-012
 SUBDIVISION Mesa Ridge Falls SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000
 FILING 3 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Terry & Dawn Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1431 Cherry Lane Delta NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-874-1247
 (2) APPLICANT Same USE OF EXISTING BLDGS —
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE — Single Family Resident

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 2.3 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater Special Conditions —
 Side 10' from PL Rear 20' from PL
 Maximum Height — CENSUS 10 TRAFFIC 19 ANN# —

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).

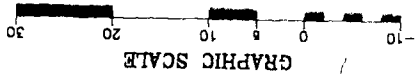
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Terry R Davis Date 7/9/98
 Department Approval Santa J. Castello Date 7-10-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11448
 Utility Accounting as per drawings Date 7-10-98

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)

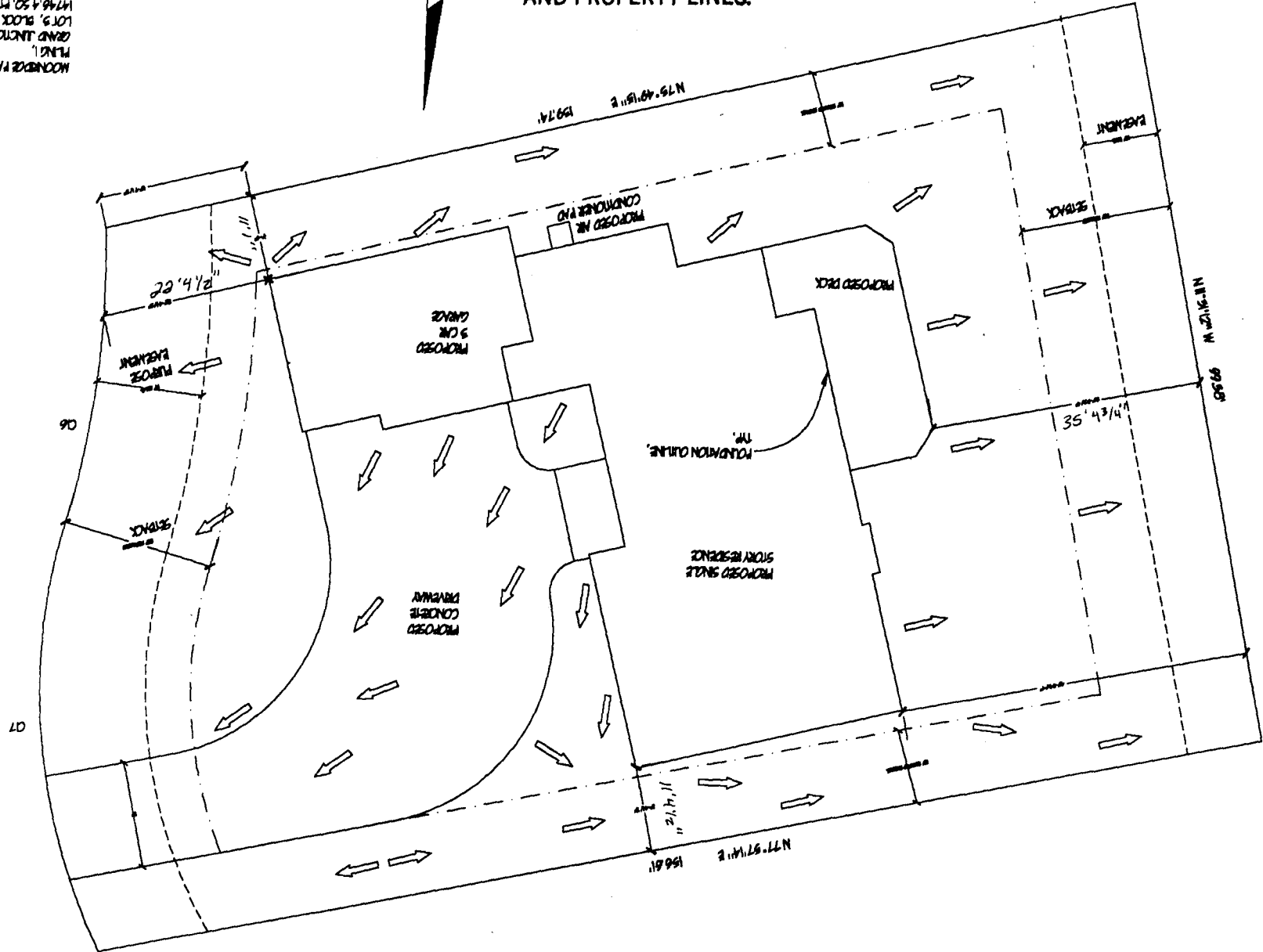


ACCEPTED 5/17-10-98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REGION OF SURFACE DRAINAGE

DRIVE #	POINTS	LENGTH	CURVED BEARING	DELTA ANGLE	TANGENT
C7	78.00'	58.26'	97.29'	5.08°13'21"	49.05'19"
C6	122.00'	59.47'	99.30'	N 09°58'19"	18°52'10"
					19.91'
					30.79'

MOONBEE PALMS SUBDIVISION
 PLNG 1
 GRAND LINGTON CO.
 LOTS 9, BLOCK 9
 17748 + 50.1 FT.
 0.34 AC.



CRESCENT COURT
 DRIVEWAY LOCATION
 of
 W. [Signature] 7/9/98