

FEE \$	10
TCP \$	500
SIF \$	292



BLDG PERMIT NO. 65721

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 420 Eagle Crest Court TAX SCHEDULE NO. 2945-174-38-005
 SUBDIVISION Eagle Crest Court SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2126
 FILING 6 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) None
 George E. Mott
 (1) OWNER Christopher J. Mott NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 418 Eagle Crest Court
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970 243 5315
 (2) APPLICANT George E. Mott USE OF EXISTING BLDGS Home
 (2) ADDRESS 418 Eagle Crest Court DESCRIPTION OF WORK AND INTENDED USE: Construct
 (2) TELEPHONE 970 243 5315 single family residence for Chris Mott

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'mt 2
 or from center of ROW, whichever is greater
 Side 5' x 10' from PL per bldg envelope ← Special Conditions
 Rear from PL
 Maximum Height 28'
 CENSUS 1401 TRAFFIC 96 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 George E. Mott Date 6-17-98

Department Approval Ronnie Edwards Date 6-19-98

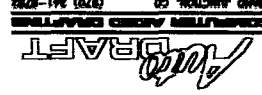
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11382

Utility Accounting J. Adams Date 6-19-98

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)

REVISIONS
1
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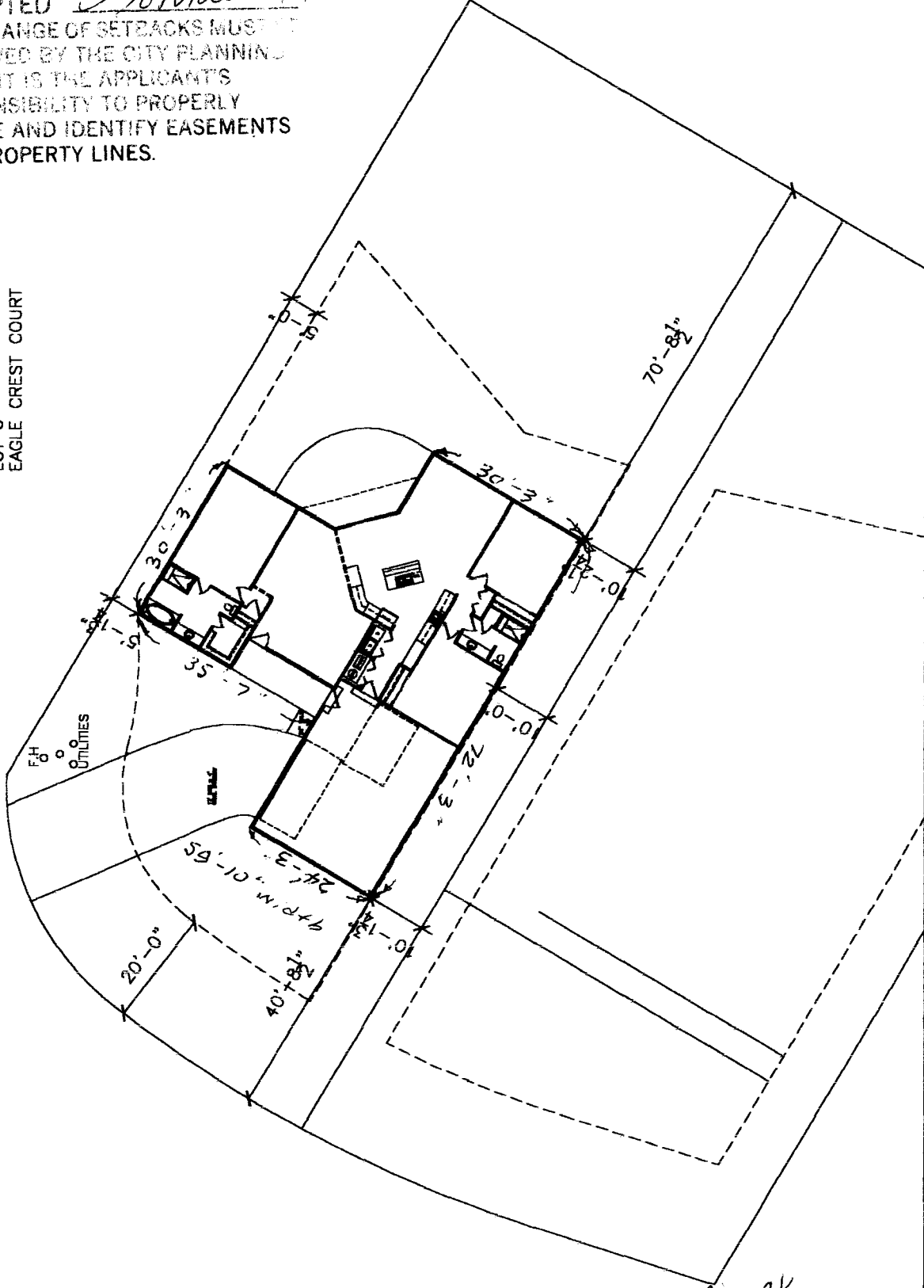

 CHRYSTOPHER MOTT ARCHITECTS, INC.
 2802-191 (202) (202) WASHINGTON, DC

FLOORPLAN
 420 EAGLE CREST COURT
 CHRISTOPHER MOTT

DATE
SCALE
PROJECT
CLIENT
1/8" = 1'-0"
SHEET 3

ACCEPTED *Ronnie* 6/19
 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.

LOT 5
EAGLE CREST COURT



VERIFY THE BUILDING OR OWNER TO VERIFY DETAILS PRIOR TO CONSTRUCTION.

DRIVEWAY LOCATION O.K.
 M. Ashlock 6/18/98