

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 106873

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2335 Falcon Pt Ct. TAX SCHEDULE NO. 2945-083-24-013

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2226

FILING 3 BLK 2 LOT 13 SQ. FT. OF EXISTING BLDG(S) ~~2226~~ 0

(1) OWNER Disavali Dev NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 800 Belford NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-1040 USE OF EXISTING BLDGS New Res

(2) APPLICANT Merritt Sixbey DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2337 Promontory Ct
250-1712

(2) TELEPHONE ~~241-1046~~ -241-5164 New Res

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-3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 28' CENSUS 1401 TRAFFIC 90 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 [Signature] Date 9-11-98

Department Approval [Signature] Date 9-17-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11602

Utility Accounting [Signature] Date 9/17/98

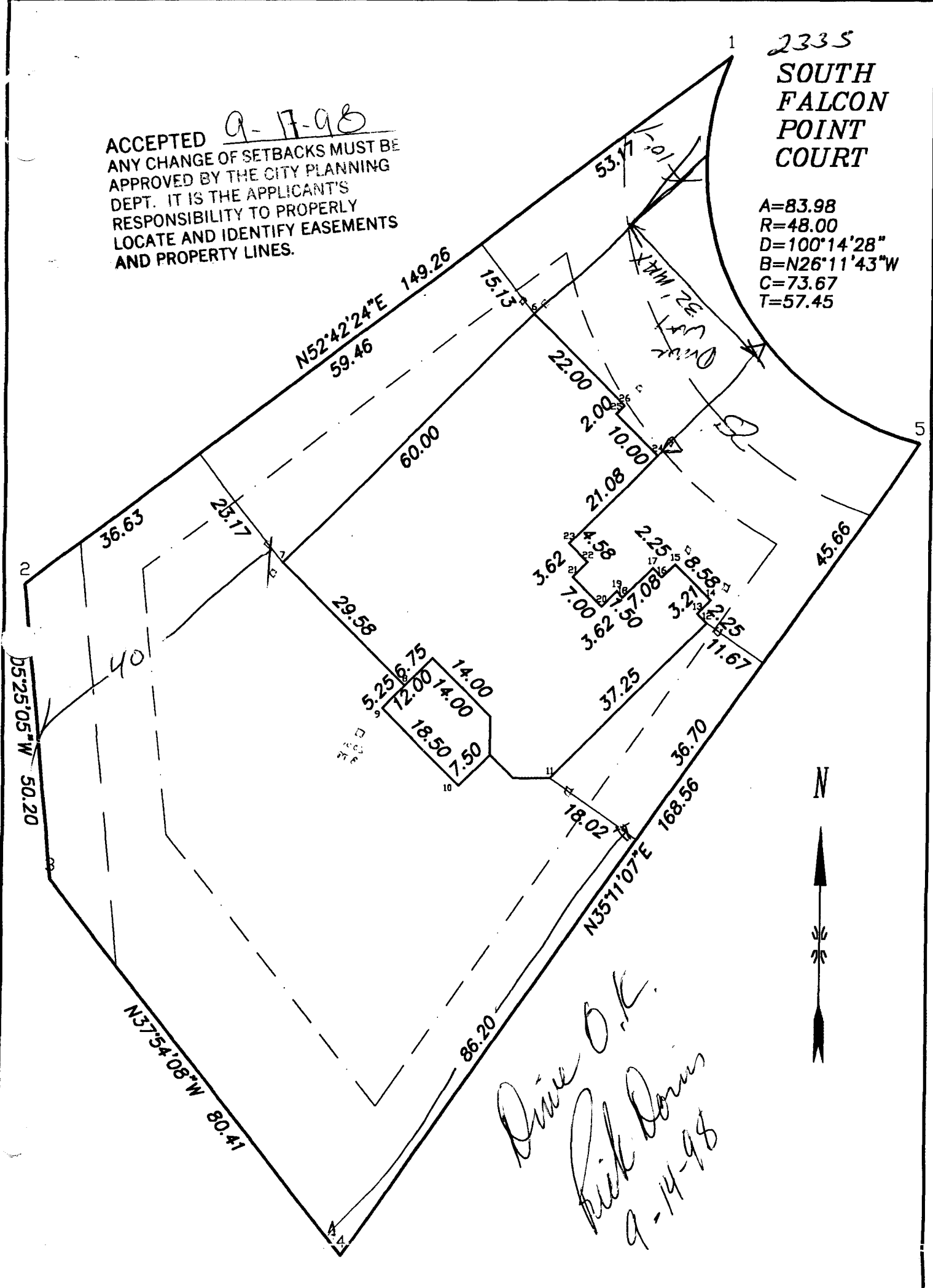
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED 9-17-98
 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.

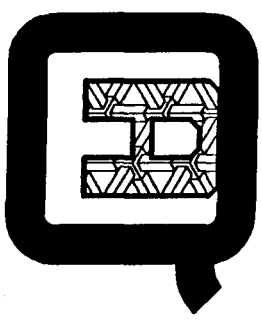
233 S
 SOUTH
 FALCON
 POINT
 COURT

A=83.98
 R=48.00
 D=100°14'28"
 B=N26°11'43"W
 C=73.67
 T=57.45



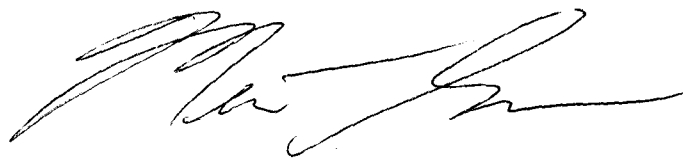
PROPOSED BUILDING LAYOUT

LOT 13, BLOCK 2, SOUTH RIM FILING 3

FOR: MERRITT	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: <i>N/A</i>
SCALE: FEET 0 5 10 20 METERS 0 1 3 6 1" IN = 20' FT		DRAWN BY: <i>MEM</i>
DATE: <i>9/8/98</i>		ACAD ID: <i>SR3L13B2</i>
		SHEET NO.
		FILE: <i>98247</i>

ACCO APPROVAL

2335 South Falcon Point
~~Paradise~~ Court
HAS ACCO APPROVAL FOR
South Pine Seal.



9/17/98