

FEE \$	10.-
TCP \$	400.-
SIF \$	



BLDG PERMIT NO. 103491

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 399 Sand C.R.T. unit A TAX SCHEDULE NO. 2945-261-45-005
 SUBDIVISION SAND C.R.T. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1538
 FILING 1 BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Merritt Court, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2337 Promontory Court
 (1) TELEPHONE 241-5164 2507712 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS New Res
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Res Towal Home

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)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height 25'
 Parking Req'mt 2
 Special Conditions As per building envelope
 CENSUS _____ TRAFFIC _____ 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).

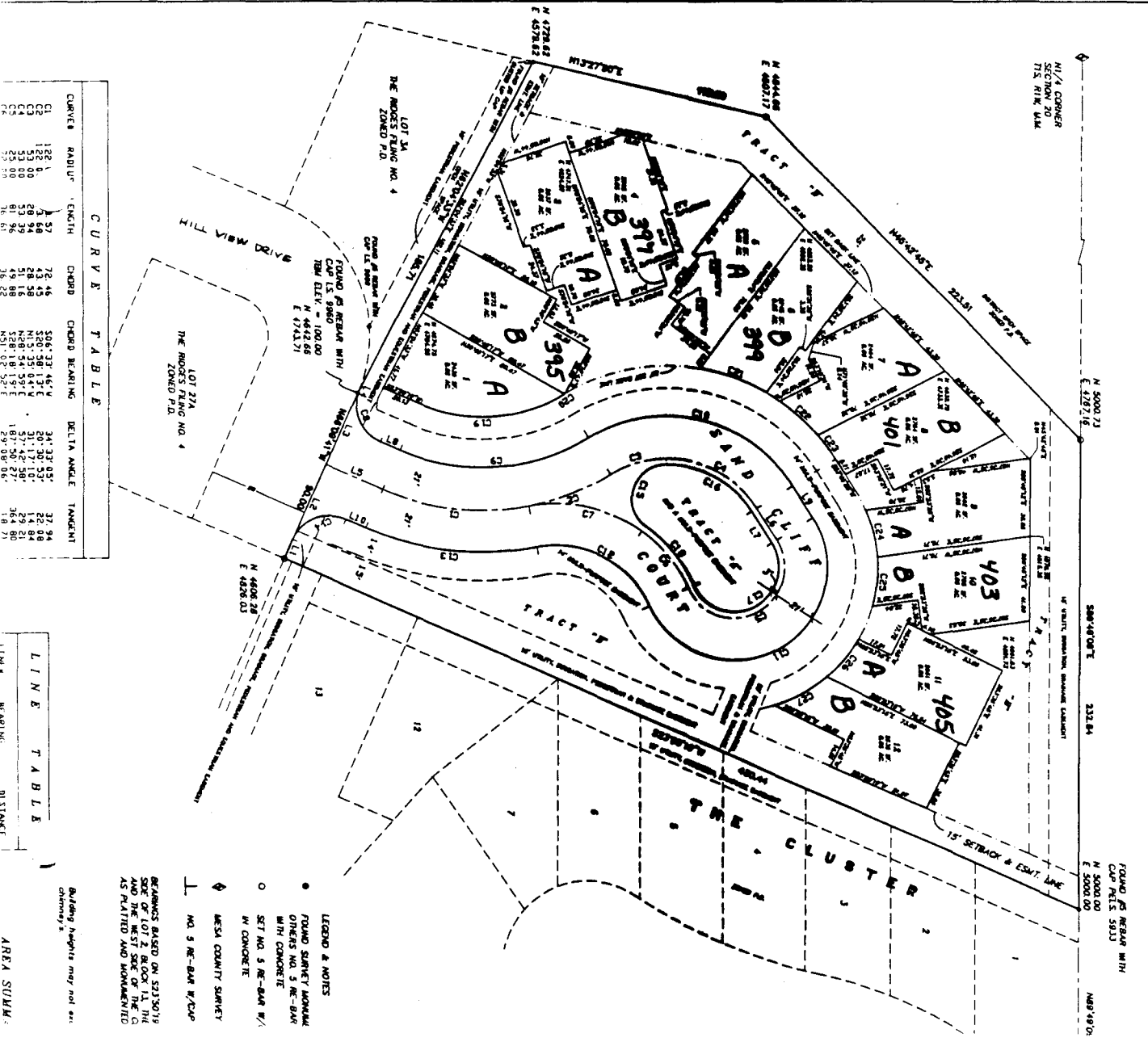
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-7-98
 Department Approval Ronnie Edwards Date 1-29-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10888
 Utility Accounting [Signature] Date 1/29/98

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)



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	128.1	72.46	506.32	321.45°	241.32	95.37
C2	153.00	89.94	613.35	311.17	110.14	84.84
C3	323.00	201.39	1248.24	291.42	209.28	82.81
C4	57.70	36.22	103.02	297.09	65.38	27.71

LINE TABLE

LINE #	BEARING	DISTANCE
1	N 4428.82 E 4378.82	100.00
2	N 4428.82 E 4378.82	100.00
3	N 4428.82 E 4378.82	100.00
4	N 4428.82 E 4378.82	100.00
5	N 4428.82 E 4378.82	100.00
6	N 4428.82 E 4378.82	100.00
7	N 4428.82 E 4378.82	100.00
8	N 4428.82 E 4378.82	100.00
9	N 4428.82 E 4378.82	100.00
10	N 4428.82 E 4378.82	100.00
11	N 4428.82 E 4378.82	100.00
12	N 4428.82 E 4378.82	100.00
13	N 4428.82 E 4378.82	100.00
14	N 4428.82 E 4378.82	100.00
15	N 4428.82 E 4378.82	100.00
16	N 4428.82 E 4378.82	100.00
17	N 4428.82 E 4378.82	100.00
18	N 4428.82 E 4378.82	100.00
19	N 4428.82 E 4378.82	100.00
20	N 4428.82 E 4378.82	100.00
21	N 4428.82 E 4378.82	100.00
22	N 4428.82 E 4378.82	100.00
23	N 4428.82 E 4378.82	100.00
24	N 4428.82 E 4378.82	100.00
25	N 4428.82 E 4378.82	100.00
26	N 4428.82 E 4378.82	100.00
27	N 4428.82 E 4378.82	100.00
28	N 4428.82 E 4378.82	100.00
29	N 4428.82 E 4378.82	100.00
30	N 4428.82 E 4378.82	100.00
31	N 4428.82 E 4378.82	100.00
32	N 4428.82 E 4378.82	100.00
33	N 4428.82 E 4378.82	100.00
34	N 4428.82 E 4378.82	100.00
35	N 4428.82 E 4378.82	100.00
36	N 4428.82 E 4378.82	100.00
37	N 4428.82 E 4378.82	100.00
38	N 4428.82 E 4378.82	100.00
39	N 4428.82 E 4378.82	100.00
40	N 4428.82 E 4378.82	100.00
41	N 4428.82 E 4378.82	100.00
42	N 4428.82 E 4378.82	100.00
43	N 4428.82 E 4378.82	100.00
44	N 4428.82 E 4378.82	100.00
45	N 4428.82 E 4378.82	100.00
46	N 4428.82 E 4378.82	100.00
47	N 4428.82 E 4378.82	100.00
48	N 4428.82 E 4378.82	100.00
49	N 4428.82 E 4378.82	100.00
50	N 4428.82 E 4378.82	100.00
51	N 4428.82 E 4378.82	100.00
52	N 4428.82 E 4378.82	100.00
53	N 4428.82 E 4378.82	100.00
54	N 4428.82 E 4378.82	100.00
55	N 4428.82 E 4378.82	100.00
56	N 4428.82 E 4378.82	100.00
57	N 4428.82 E 4378.82	100.00
58	N 4428.82 E 4378.82	100.00
59	N 4428.82 E 4378.82	100.00
60	N 4428.82 E 4378.82	100.00
61	N 4428.82 E 4378.82	100.00
62	N 4428.82 E 4378.82	100.00
63	N 4428.82 E 4378.82	100.00
64	N 4428.82 E 4378.82	100.00
65	N 4428.82 E 4378.82	100.00
66	N 4428.82 E 4378.82	100.00
67	N 4428.82 E 4378.82	100.00
68	N 4428.82 E 4378.82	100.00
69	N 4428.82 E 4378.82	100.00
70	N 4428.82 E 4378.82	100.00
71	N 4428.82 E 4378.82	100.00
72	N 4428.82 E 4378.82	100.00
73	N 4428.82 E 4378.82	100.00
74	N 4428.82 E 4378.82	100.00
75	N 4428.82 E 4378.82	100.00
76	N 4428.82 E 4378.82	100.00
77	N 4428.82 E 4378.82	100.00
78	N 4428.82 E 4378.82	100.00
79	N 4428.82 E 4378.82	100.00
80	N 4428.82 E 4378.82	100.00
81	N 4428.82 E 4378.82	100.00
82	N 4428.82 E 4378.82	100.00
83	N 4428.82 E 4378.82	100.00
84	N 4428.82 E 4378.82	100.00
85	N 4428.82 E 4378.82	100.00
86	N 4428.82 E 4378.82	100.00
87	N 4428.82 E 4378.82	100.00
88	N 4428.82 E 4378.82	100.00
89	N 4428.82 E 4378.82	100.00
90	N 4428.82 E 4378.82	100.00
91	N 4428.82 E 4378.82	100.00
92	N 4428.82 E 4378.82	100.00
93	N 4428.82 E 4378.82	100.00
94	N 4428.82 E 4378.82	100.00
95	N 4428.82 E 4378.82	100.00
96	N 4428.82 E 4378.82	100.00
97	N 4428.82 E 4378.82	100.00
98	N 4428.82 E 4378.82	100.00
99	N 4428.82 E 4378.82	100.00
100	N 4428.82 E 4378.82	100.00

LEGEND & NOTES

- FOUND SURVEY MONUMENT
- OTHERS NO. 3 RE-BAR WITH CONCRETE
- SET NO. 5 RE-BAR W/ W CONCRETE
- ◆ MESA COUNTY SURVEY
- ⊥ NO. 3 RE-BAR W/CUP

BEARINGS BASED ON SATVON'S SET OF LOT 2, BLOCK 11, THE AND THE WEST SIDE OF THE C AS PLATTED AND MONUMENTED

Building heights may not exist. Owners's

AREA SUMMARY

FOUND AS REBAR WITH CAP FILE 5833
N 5000.73 E 3278.78
332.84
1487.69.00

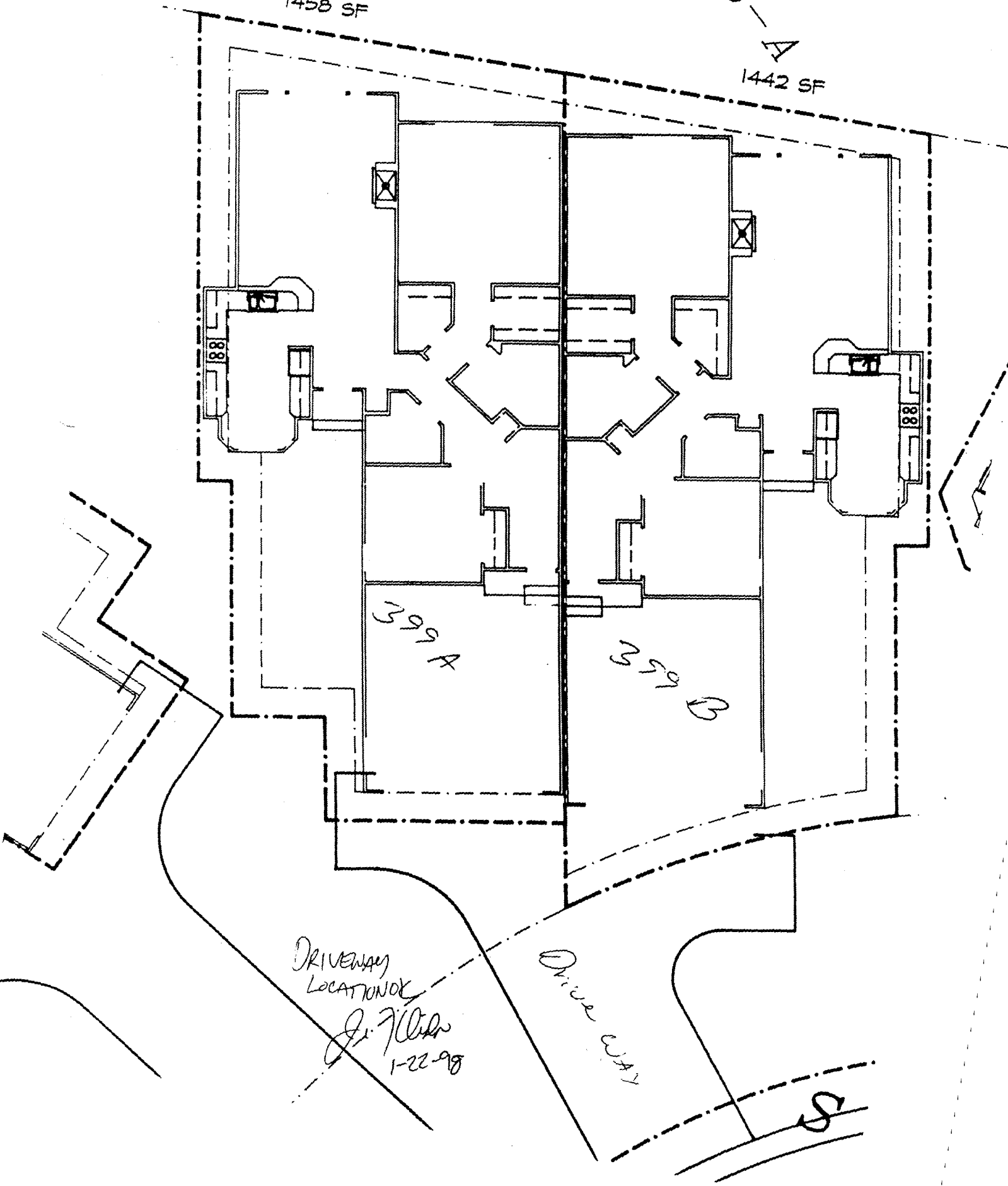
FOUND AS REBAR WITH CAP FILE 5833
N 5000.00 E 3000.00

FOUND AS REBAR WITH CAP FILE 5833
N 5000.73 E 3278.78
332.84
1487.69.00

Donnie 1/29/98
CHECKS MUST BE
PLANNING
PROPERTY'S
PROPERLY
EASEMENTS
PROPERTY LINES.

5
1458 SF

6
1442 SF



DRIVEWAY
LOCATION
J. J. Wilson
1-22-98

DRIVEWAY

8