

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻



BLDG PERMIT NO. 71597

(Handwritten initials)

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

BLDG ADDRESS 414 Eagle Crest Court TAX SCHEDULE NO. 2945-174-38-009
 SUBDIVISION Eagle Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1665
 FILING 3 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Dan Patten NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2132 N 17 Circle NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Centennial Const. USE OF EXISTING BLDGS _____
 (2) ADDRESS 1520 Ptarmigan Ct. N. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-7198 New 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 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10'5' from PL Rear 20' from PL Special Conditions _____
See attached bldg envelope
 Maximum Height _____ CENSUS 1401 TRAFFIC 96 ANNX# _____

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 Mark H. B... Date 8-9-99
 Department Approval Bill N... Date 8-18-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12531
 Utility Accounting Duncan Date 8/18/99

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)

CENTENNIAL CONSTRUCTION
1520 PTARMIGAN COURT NORTH
GRAND JUNCTION, CO 81506
242-7198

JOB ADDRESS:
414 EAGLE CREST COURT
GRAND JUNCTION, CO 81506
SCH. # 2945-174-38-009
LOT 2 BLK 3 FILING 3
EAGLE CREST SUBDIVISION

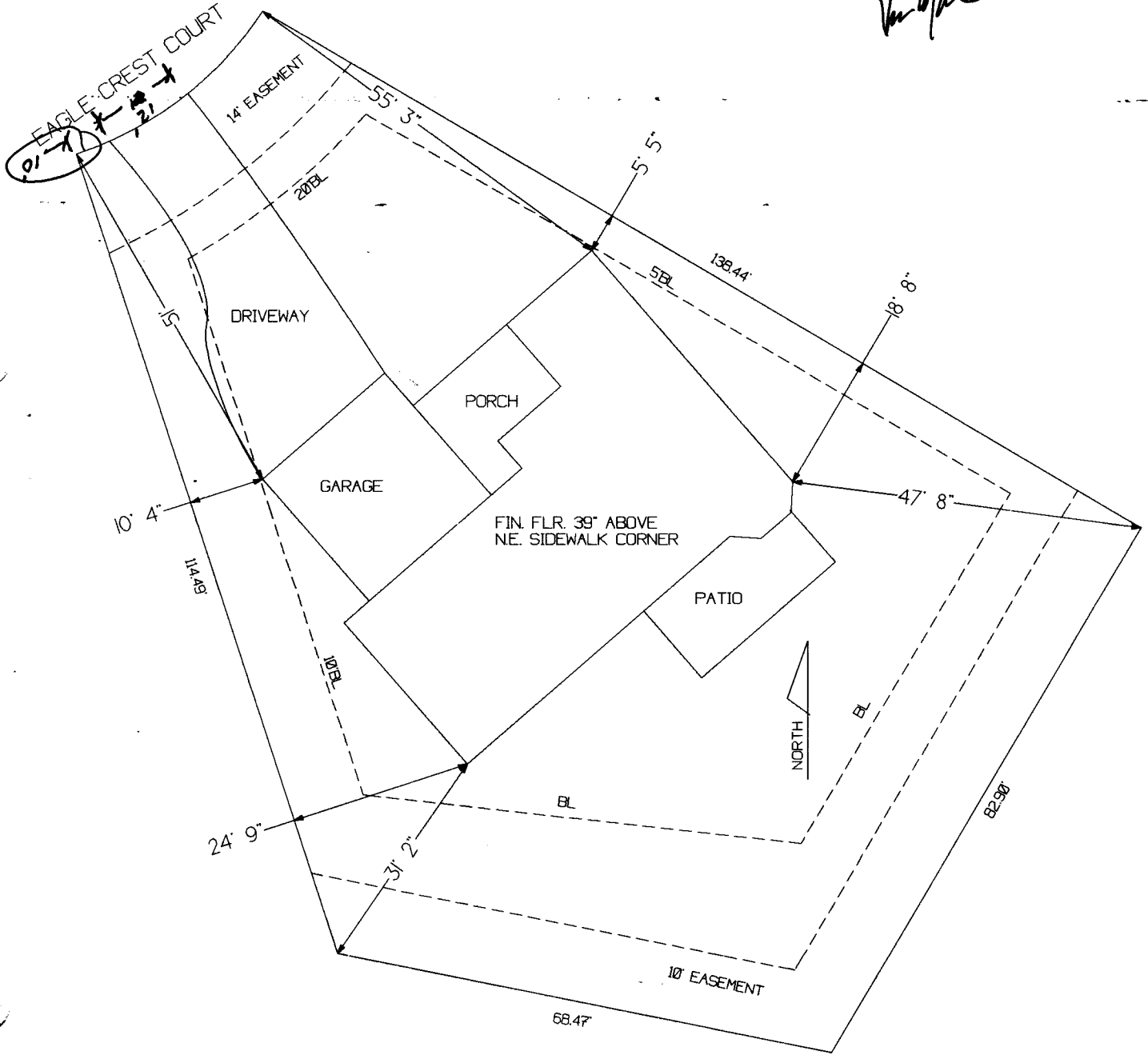
AUGUST 9, 1999

8-18-99

Bill Nuhh

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

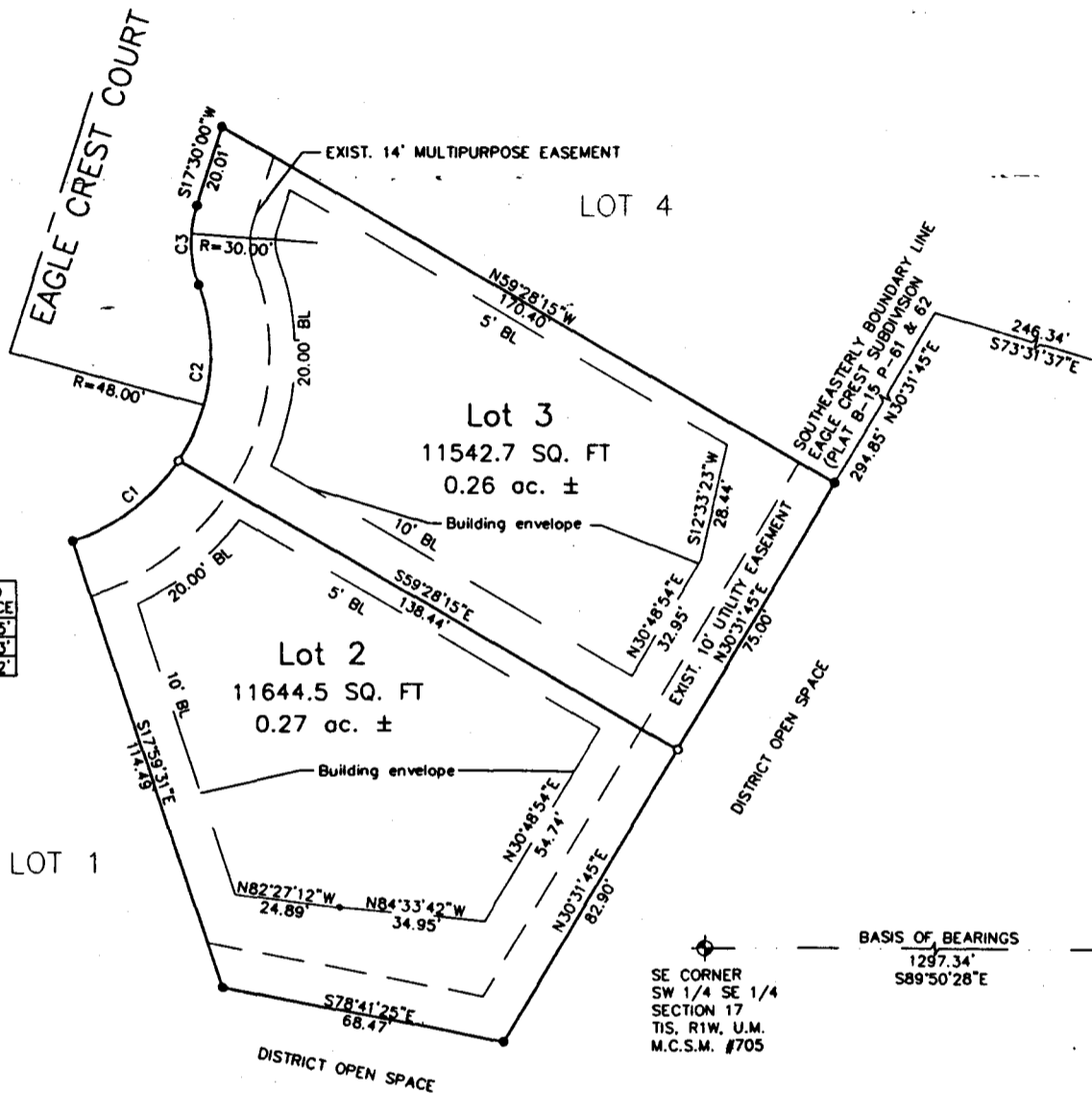
8/18/99
DRIVE O.K.
K. K.



A REPLAT OF A REPLAT OF LOTS 2 AND EAGLE CREST SUBDIVISION

Located in Section 17,
Township 1 South, Range 1 West, Ute Meridi
Mesa County, Colorado

NUM	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	38°52'30"	48'	32.57'	N52°34'14"E	31.95'
C2	52°59'24"	48'	44.39'	N06°38'17"E	42.83'
C3	37°21'25"	30'	19.56'	S01°10'42"E	19.22'



NOTES:
ZONED PR 4

Notes:
The Conditions, Covenants and Restrictions for Eagle Crest Subdivision as recorded in Book 2219, Pages 417-445 are applicable to this replat.

AREA SUMMARY:

LOT	ACRES
2	0.26 acres
3	0.27 acres

NOTICE: Under Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

LEGEND

- Found #5 rebar with aluminum cap stamped Johnson LS 16835
- Set #5 rebar with plastic cap stamped Nichols LS 12093