

FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 57669

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

✓ \$

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2337 Promontory Court TAX SCHEDULE NO. 2945-083-26-014

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2340

FILING 4 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Mearitt Court Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 405 West MAY Field NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-5164 USE OF EXISTING BLDGS New Res

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

(2) ADDRESS Same

(2) TELEPHONE 1-210-0182-241-5764 New Res.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear _____ from PL Special Conditions See Bldg.
Envelopes

Maximum Height _____ CENS.T. 1401 T.ZONE 91 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 9-24-96

Department Approval Bonnie Edwards Date 9-28-96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9535

Utility Accounting [Signature] Date 9/26/96

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)

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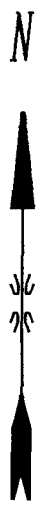
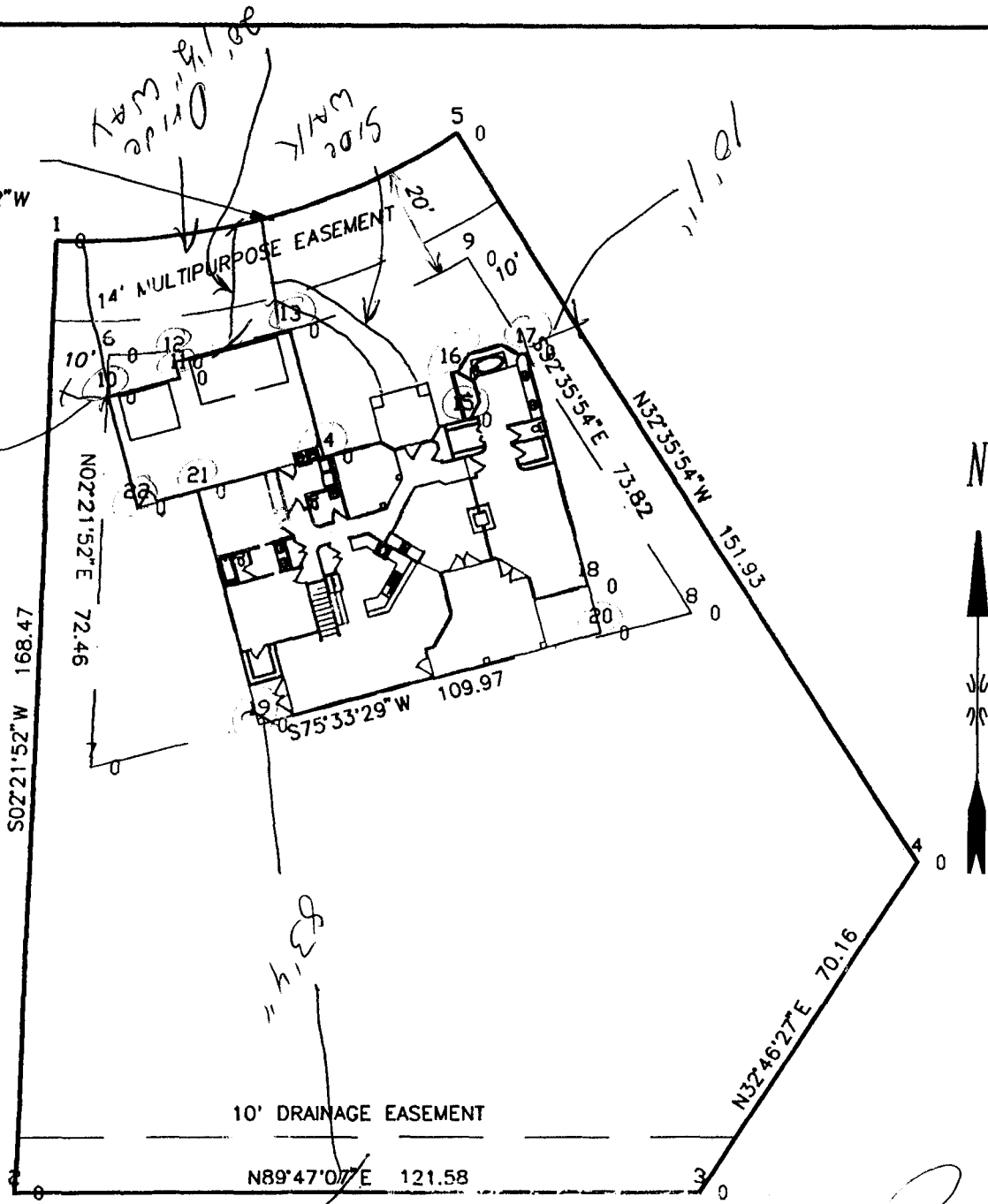
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A=74.44
 R=122.00
 $\Delta=34^{\circ}57'41''$
 B=S74°52'52"W
 C=73.29
 T=38.42



ACCEPTED *Ronnie* 9/26/96
 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.

ADDRESS :
2337 PROMONTORY COURT

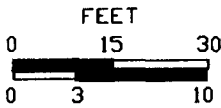
DESCRIPTION :
 LOT 14 SOUTH RIM SUBDIVISION FILING FOUR

*DRIVEWAY
 LOCATION OK
 J. J. [Signature]
 9-24-96*

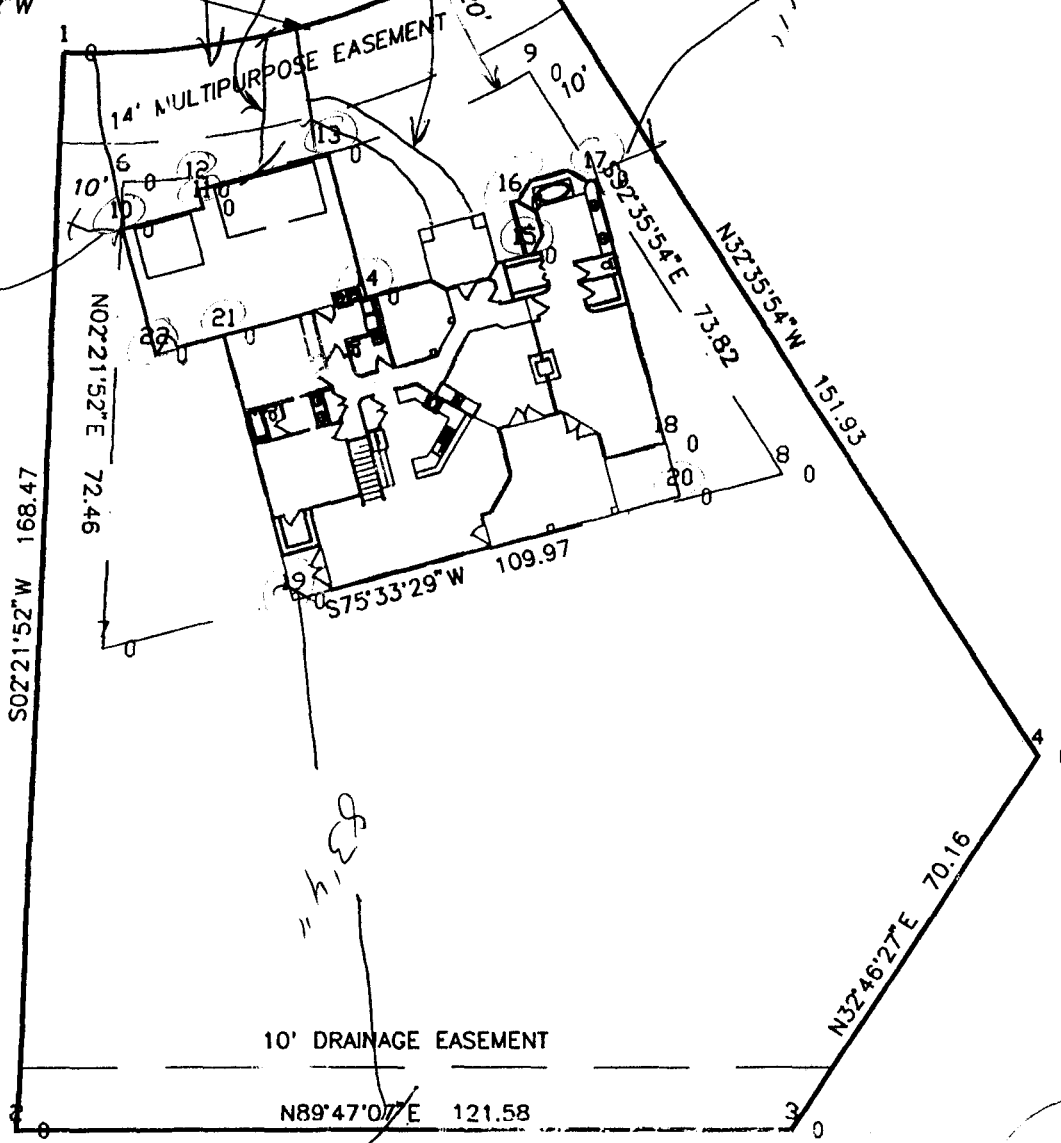
2337 Promontory Ct.

BUILDING STAKING

LOT 14 OF SOUTH RIM SUBDIVISION FILING #4

FOR: MERRITT	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: SB GD
SCALE: 		DRAWN BY: DMM
DATE: 9/17/96		ACAD ID: SR4-L14
		SHEET NO.
		FILE:

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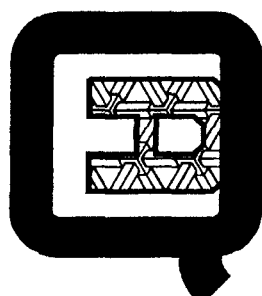
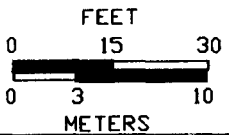
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