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BLDG PERMIT NO. 102495

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

BLDG ADDRESS 2333 Promontory CT TAX SCHEDULE NO. 2945-083-25-011

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,500'

FILING 3 BLK 3 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Keith A Garmatz NO. OF DWELLING UNITS
Grace Marie BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS _____

(1) TELEPHONE 255-8236 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Wilson Const USE OF EXISTING BLDGS Home

(2) ADDRESS 1811 Elm Ave DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 2419624 Build New 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 PR3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 20' 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 _____

CENSUS 401 TRAFFIC 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 Jim Wilson Date 10/20/97

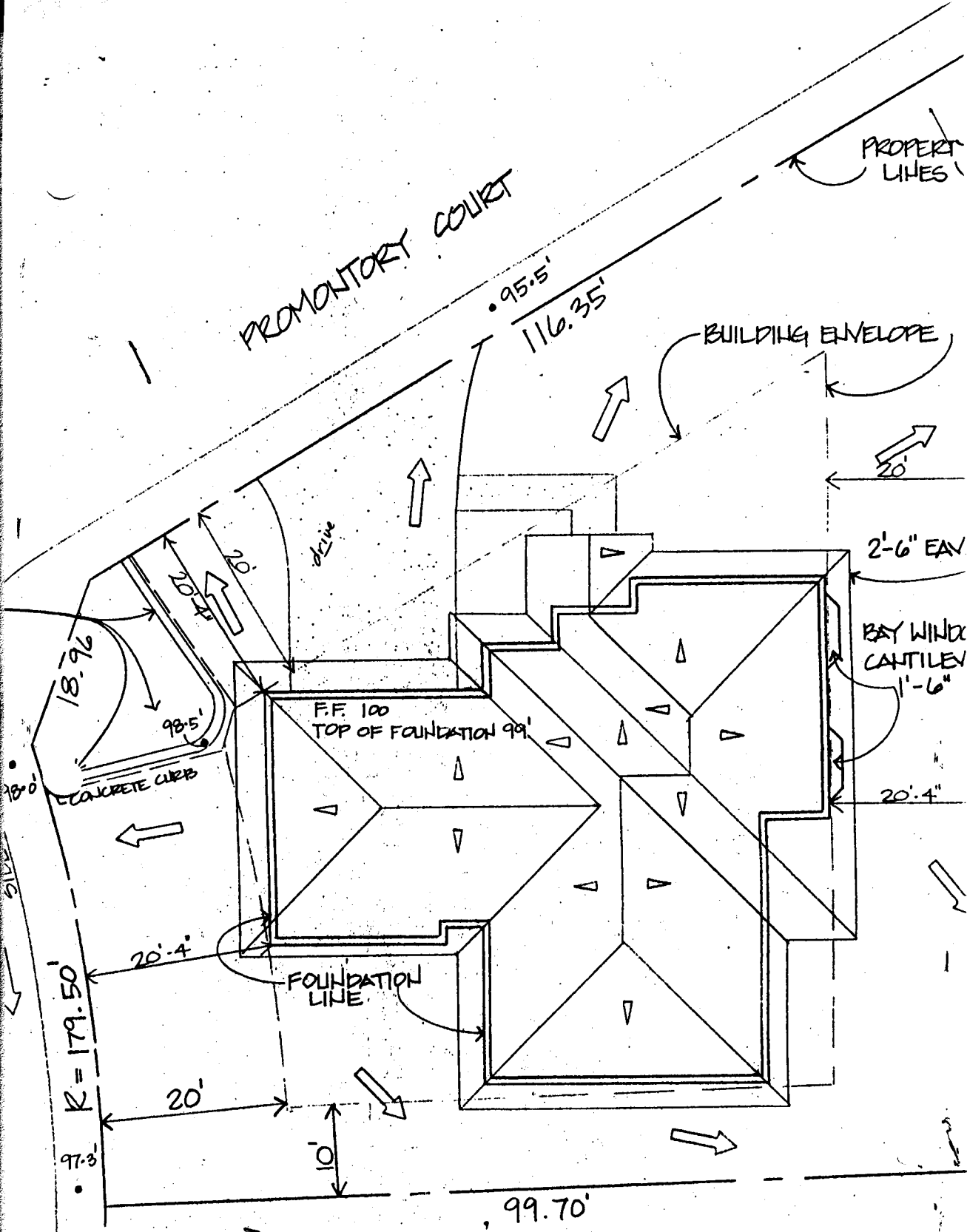
Department Approval [Signature] Date 10/20/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10633

Utility Accounting [Signature] Date 10-20-97

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)



PROMONTORY COURT

PROPERTY LINES

BUILDING ENVELOPE

F.F. 100
TOP OF FOUNDATION 99'

FOUNDATION LINE

2'-6" EAV

BAY WINDOW
CANTILEV
1'-6"

ACCEPTED *Ronnie* 10/20/97
 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.

DRIVENWAY LOCATION
 OK. DL Ashbroke
 10/20/97

2333 PR
~~2461 SE~~
 GARNATZ