

FEE \$ 10.00
 TCP \$ 400.00
292.00

BLDG PERMIT NO. 01913

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 401 Sand Cliff A TAX SCHEDULE NO. 2945-201-45-007
 SUBDIVISION Sand Cliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1410
 FILING 1 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Maritt Coast Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2337 Promontory Court
 (1) TELEPHONE 241-5164 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.

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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front see bldg envelopes from property line (PL) Parking Req't _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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 9-10-97
 Department Approval [Signature] Date 9/11/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10539

Utility Accounting [Signature] Date 9-11-97

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)