

EEE \$ - 10⁰⁰

BLDG PERMIT NO. 58969

TCP \$ ~~400~~ x 2 = 400 -
\$800⁰⁰

PLANNING CLEARANCE

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

SIF-292

~~\$584~~

\$1394⁰⁰

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 403 ~~At Sand Cliff~~ TAX SCHEDULE NO. 2945-201-13-002

SUBDIVISION Sand Cliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1456 SF
~~756 SF~~
Town Homes

FILING 1 BLK 1 LOT 9~~0~~ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Merritt Const Inc NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 405 West Mayfield

(1) TELEPHONE 241-5164 (1-210-0182) NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS New Res

(2) ADDRESS " " DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE " " Town Home's

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 25' from property line (PL) Parking Req'mt 2
or _____ from center PROW, whichever is greater

Side See envelope from PL Rear 25' from PL Special Conditions per bldg envelopes

Maximum Height 25' CENSUS TRACT 96 TRAFFIC ZONE 1401

* Would like to inspect driveway before final C.O. on this 1st duplex only.
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 1-23-98

Department Approval Donnie Edwards 1/30/97 Date 1-30-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9877

Utility Accounting Attendrocks Date 2-11-97

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)

N89°49'12"W 232.84

15' UTILITY, IRRIGATION, DRAINAGE EASEMENT

TRACT "B"

N45°42'45"E 223.51

S45°42'45"W 0.91

S89°49'12"E 38.05

8.58 S89°49'12"E 41.69

25' SETBACK

7.53

5.33

19.33

5.32

16.74

7.39

2.26

16.29

2.00

19.71

24.00

4.00

14.00

3.31

S07°36'35"E 49.96

38.00

LOT 9

42.29

LOT 10

38.29

S07°36'35"E 50.53

N26°49'39"W 5.53

S82°23'25"W 3.83

S82°23'25"W 3.31

S26°23'15"W 4.19

LOT 8

12.61

21.71

21.71

21.71

15.38

LOT 11

3.83

20.00

20.00

21.71

15.38

LOT 12

9.49

4.05

7.77

22.64

22.59

LOT 7

A=24.26
R=71.00
D=19°34'49"
B=N76°05'40"E
C=24.15
T=12.25

A=24.36
R=71.00
D=19°39'30"
B=S84°17'10"E
C=24.24
T=12.30

driveway

25' SETBACK

14' MULTI-PURPOSE EASEMENT

SAND CLIFF COURT

ACCEPTED *Lonnie* 1/30/97
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.

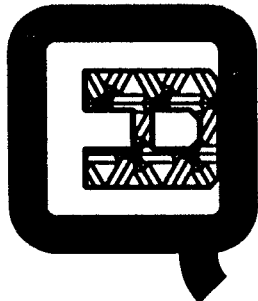
Driveway Location
OK *J.R.*
1/23/97



BUILDING LOCATION

SITUATED IN LOTS 9 & 10 OF SAND CLIFF COURT SUBDIVISION

FOR:	MERRITT SIXBY
SCALE:	1" = 20'
DATE:	1/22/97



Q.E.D.
SURVEYING
SYSTEMS Inc.
1018 COLO. AVE.
GRAND JUNCTION
COLORADO 81501
464-7568
241-2370

SURVEYED BY:	SB GD
DRAWN BY:	DMM
ACAD ID:	HILL-CRT BLD
SHEET NO.	
FILE:	95361