

FEE \$ 10⁻
 TCP \$ 400⁻

BLDG PERMIT NO. 61198

292⁻
702⁻



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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 405-A SAND CREST TAX SCHEDULE NO. 2545-201-4510XA 45-011
 SUBDIVISION SAND CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1557
 FILING 1 BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Merritt Const Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2337 Promontory Court
 (1) TELEPHONE 211-5164 1-210-482 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 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear _____ from PL Special Conditions _____
 Maximum Height _____ See envelopes
 CENSUS TRACT 96 TRAFFIC ZONE 1401

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 7-24-97
 Department Approval Ronnie Edwards Date 7-31-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10424

Utility Accounting [Signature] Date 7-31-97

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)

ACCEPTED
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.

Ronnie 7/31/97

1557 SF

5' FIRE RATING SETBACK (TYPICAL)

PROPERTY LINE (TYPICAL)

12-

1448 S

11-

1557 SF

DRIVEWAY

DRIVEWAY LOCATION OF
J. K. [Signature]
7-31-97

