

FEE \$ 10.00
TCP \$ 400.00

BLDG PERMIT NO.

292.00

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 B TAX SCHEDULE NO. 2945-201-45-008
 SUBDIVISION Sand Cliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1477
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Merritt Const 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 _____
 (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'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side _____ from PL Rear _____ from PL
 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

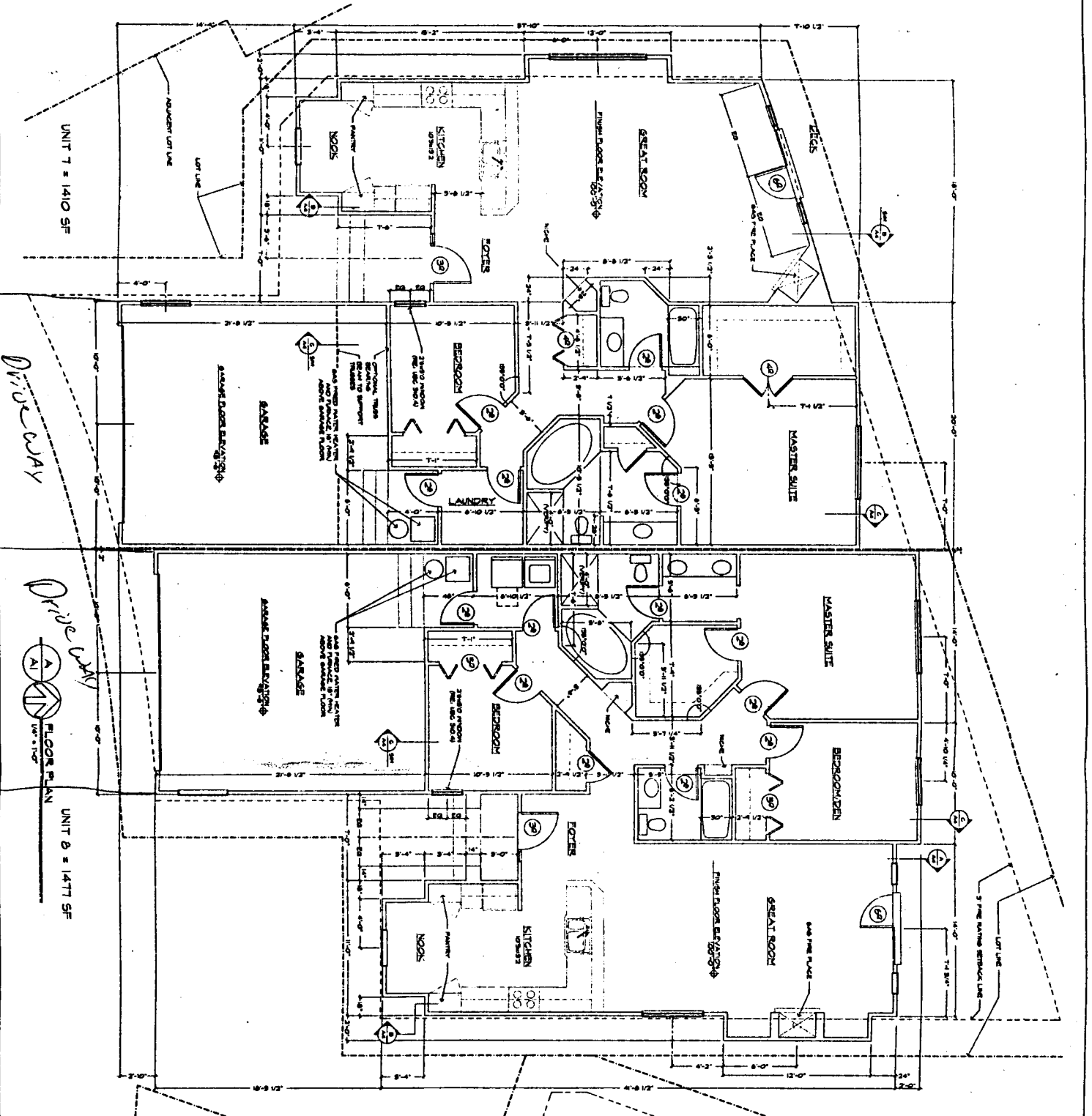
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10540

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)

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Driveway

Office Unit

FLOOR PLAN

UNIT 7 = 1410 SF

UNIT 8 = 1477 SF

OWNER

SNT DEVELOPMENT CORPORATION
 745 Garrison Court
 Grand Junction, CO 81506

GENERAL CONTRACTOR

MERRITT CONSTRUCTION
 405 West Mayfield Drive
 Grand Junction, CO 81505

PROJECT DATA:

DATE: 4/17/97

CODE DATA:

APPLICABLE BUILDING CODE: 1994 EDITION OF THE U.S.C. IBC,
 AND LATEST CODES FOR BUILDING CONSERVATION
 OCCUPANCY: R-1
 CONSTRUCTION TYPE: 1B
 WIND LOADS: AS PER UBC
 FLOOR LOADS: 40 LBS/SQ. FT. (1.5 K)
 ROOF LOADS: 15 LBS/SQ. FT. (0.5 K)
 SEISMIC: AS PER UBC

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE U.S.C. IBC, 1994 EDITION, AND THE LATEST CODES FOR BUILDING CONSERVATION, OCCUPANCY, CONSTRUCTION TYPE, WIND LOADS, FLOOR LOADS, ROOF LOADS, AND SEISMIC. ALL WORK SHALL BE IN ACCORDANCE WITH THE U.S.C. IBC, 1994 EDITION, AND THE LATEST CODES FOR BUILDING CONSERVATION, OCCUPANCY, CONSTRUCTION TYPE, WIND LOADS, FLOOR LOADS, ROOF LOADS, AND SEISMIC.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE U.S.C. IBC, 1994 EDITION, AND THE LATEST CODES FOR BUILDING CONSERVATION, OCCUPANCY, CONSTRUCTION TYPE, WIND LOADS, FLOOR LOADS, ROOF LOADS, AND SEISMIC.

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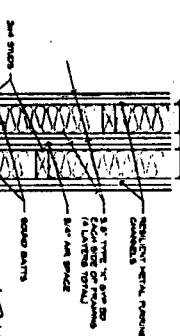
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE U.S.C. IBC, 1994 EDITION, AND THE LATEST CODES FOR BUILDING CONSERVATION, OCCUPANCY, CONSTRUCTION TYPE, WIND LOADS, FLOOR LOADS, ROOF LOADS, AND SEISMIC.

ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE U.S.C. IBC, 1994 EDITION, AND THE LATEST CODES FOR BUILDING CONSERVATION, OCCUPANCY, CONSTRUCTION TYPE, WIND LOADS, FLOOR LOADS, ROOF LOADS, AND SEISMIC.

MECHANICAL/PLUMBING:

ALL MECHANICAL/PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE U.S.C. IBC, 1994 EDITION, AND THE LATEST CODES FOR BUILDING CONSERVATION, OCCUPANCY, CONSTRUCTION TYPE, WIND LOADS, FLOOR LOADS, ROOF LOADS, AND SEISMIC.



DRIVEWAY
 PARTIAL WALL CONSTRUCTION

DRIVEWAY
 PARTIAL WALL CONSTRUCTION

UNITS 7 & 8
 SAND CLIFF COURT
 GRAND JUNCTION, CO

DKO ARCHITECTURE, PC
 336 Main Street, Suite 203
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