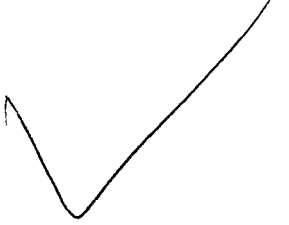


FEE \$ 10 -
TCP \$ 400 -

BLDG PERMIT NO. 58968

SIF 292 -

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 403 - B Sand Cliff TAX SCHEDULE NO. 2945-201-13-002
SUBDIVISION Sand Cliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1556 SF
FILING 1 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER Merritt Coast Inc NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 2 THIS CONSTRUCTION
(1) ADDRESS 405 West Mayfield
(1) TELEPHONE 241-5164 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT Same USE OF EXISTING BLDGS New Res
(2) ADDRESS '' '' DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE '' '' Town Homes

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 of ROW, whichever is greater
Side See envelope from PL Rear 25' from PL Special Conditions per building envelopes
Maximum Height 25' 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 1-23-97

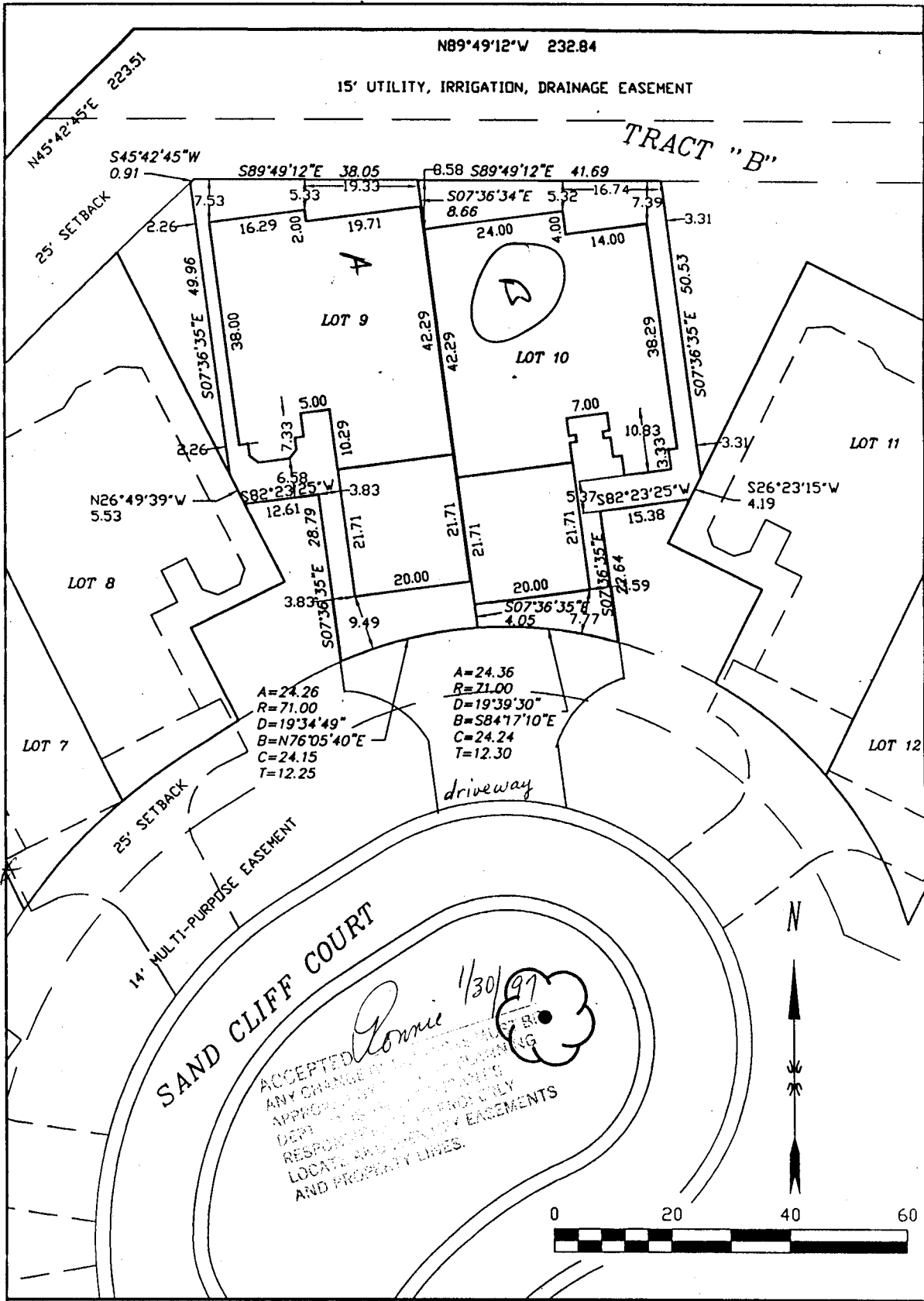
Department Approval [Signature] Date 2-12-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9878

Utility Accounting [Signature] Date 2-11-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

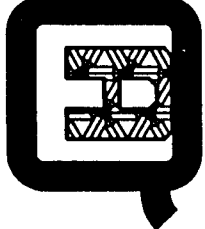
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



* Would like to inspect driveway before final C.O. on this first duplex.

* DRIVEWAY LOCATION OK
J. Walsh
-30-97

ACCEPTED *Ronnie* 1/30/97
 ANY CHANGE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR LOCATING AND VERIFYING EASEMENTS AND PROPERTY LINES.

BUILDING LOCATION		
SITUATED IN LOTS 9 & 10 OF SAND CLIFF COURT SUBDIVISION		
FOR: MERRITT SIXBY	 Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370	SURVEYED BY: SB GD
SCALE: 1" = 20'		DRAWN BY: DMM
DATE: 1/22/97		ACAD ID: HILL-CRT BLD
		SHEET NO.
		FILE: 95361