

FEE \$	10
TCP \$	400

BLDG PERMIT NO. 61199

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-B SAND CLIFF TAX SCHEDULE NO. 2945-201-45-012
 SUBDIVISION SAND CLIFF SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1448
 FILING 1 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER MERRITT BOST FOC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2337 Promontory Court NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241 5164 1-210-0182
 (2) APPLICANT _____ USE OF EXISTING BLDGS New Res
 (2) ADDRESS Same 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 _____
see envelopes
 Maximum Height _____ 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).

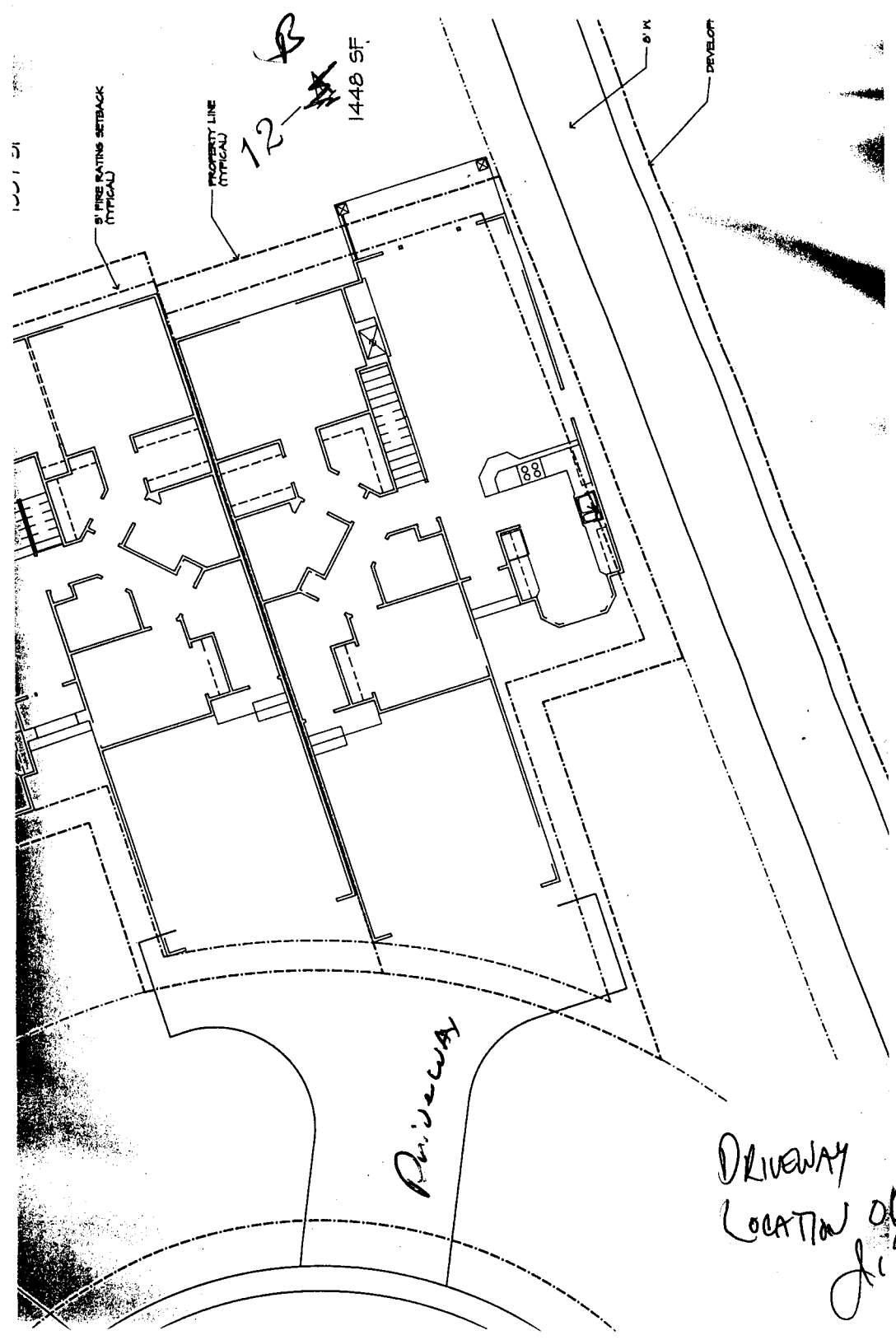
Applicant Signature [Signature] Date 7-24-97
 Department Approval Ronnie Edwards Date 7-31-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10425
 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 *P. D. M. 7/31/97*
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 OF
J. P. D. 7-31-97