

FEE \$	10 ⁰⁰
TCP \$	0
SIE \$	NA



BLDG PERMIT NO. 07373

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>2335 PROMONTORY CT.</u>	TAX SCHEDULE NO. <u>2945-083-26-015</u>
SUBDIVISION <u>SOUTH RIM</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2020</u>
FILING <u>4</u> BLK <u>1</u> LOT <u>15</u>	SQ. FT. OF EXISTING BLDG(S) <u>-0-</u>
(1) OWNER <u>MONUMENT HOMES</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>759 HORIZON DRIVE</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243-4890</u>	USE OF EXISTING BLDGS <u>SINGLE FAMILY</u>
(2) APPLICANT <u>MONUMENT HOMES</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>759 HORIZON DRIVE</u>	<u>NEW HOME CONSTRUCTION</u>
(2) TELEPHONE <u>243-4890</u>	

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR3.5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req't <u>2</u>
Side <u>10'</u> ^{OR BLDG ENVY} from PL Rear <u>20'</u> from PL	Special Conditions <u>ALCO approval</u>
Maximum Height <u>28'</u>	<u>req'd</u>
	CENSUS <u>1401</u> TRAFFIC <u>91</u> ANNEX# _____

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 August 21, 1998

Department Approval [Signature] Date 10-21-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11698

Utility Accounting [Signature] Date 10/21/98

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)

FEET 30 0 30 FEET

GRAPHIC SCALE
SCALE: 1 INCH = 30 FEET

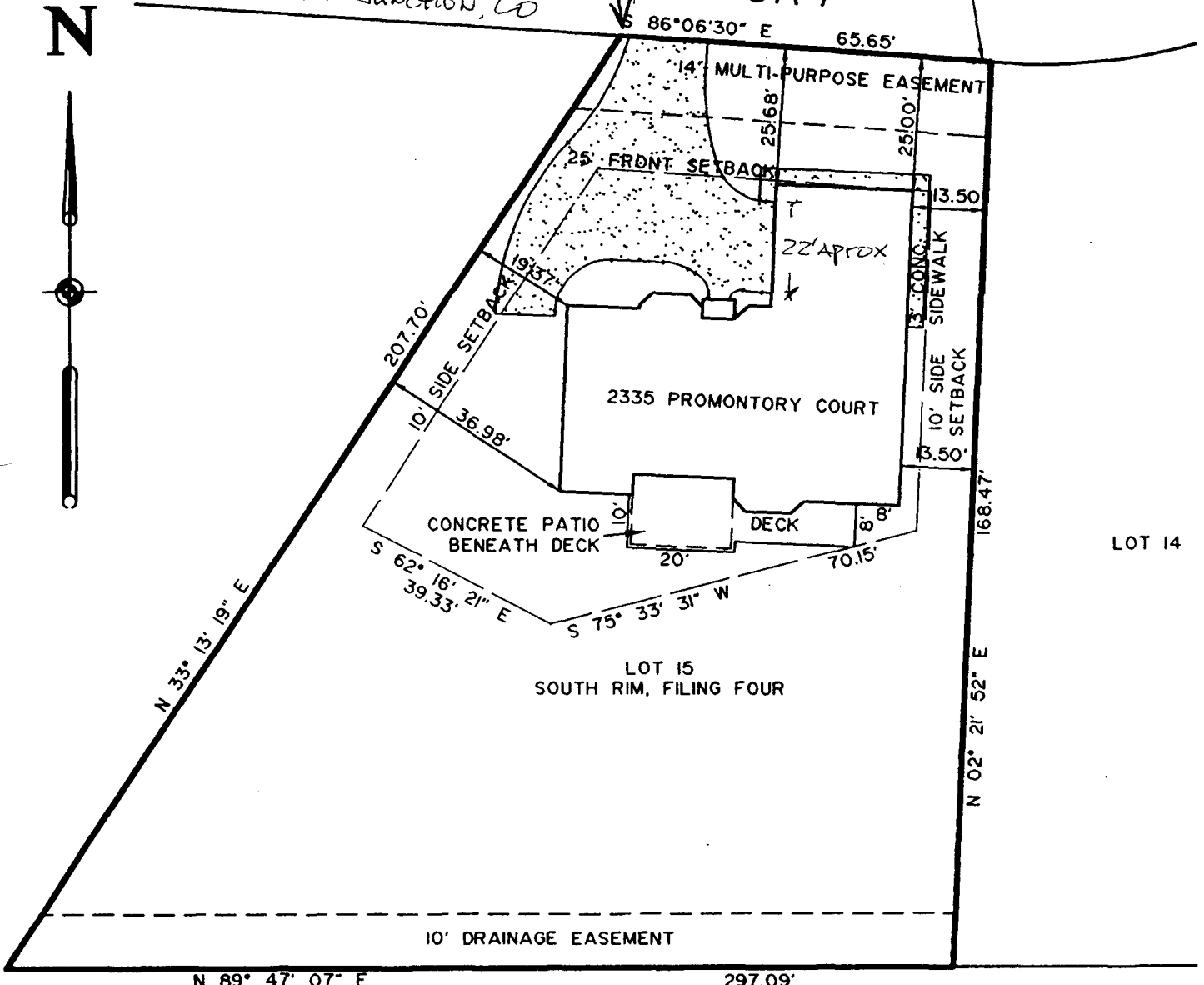
*Maintain 3' off Property line.
Drive OK
Rick Davis 8-31-98*

2335
PROMONTORY
GRAND JUNCTION, CO

COURT

Δ = 01° 31' 36"
R = 122.00'
L = 3.25'
T = 1.63'
C = 3.25'
CB = S 86° 52' 19" E

N



ACCEPTED *SLC 10-21-98*
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.

JOB NO. 8367-14