

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 105718

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 2341 Promontory Ct TAX SCHEDULE NO. 2945-083-26012  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2121  
 FILING 4 BLK \_\_\_\_\_ LOT 12 SQ. FT. OF EXISTING BLDG(S) - 0 -  
 (1) OWNER Scott & Jackie Doughty NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2341 Promontory Ct.  
P.O. Box 3648 Grand Jct. Co. NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE (470) 243-3738 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Bradley Harrell USE OF EXISTING BLDGS N/A  
 (2) ADDRESS P.O. Box 3648 Grand Jct. Co. 81502 DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE (470) 243-3738 Single Family Residence

**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 PR 3.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25 from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10 from PL Rear 20 from PL  
 Maximum Height 28-envelope B  
 CENSUS 1401 TRAFFIC 91 ANN# \_\_\_\_\_

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 6-17-98  
 Department Approval [Signature] Date 6/23/98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #11397

Utility Accounting [Signature] Date 6-25-98

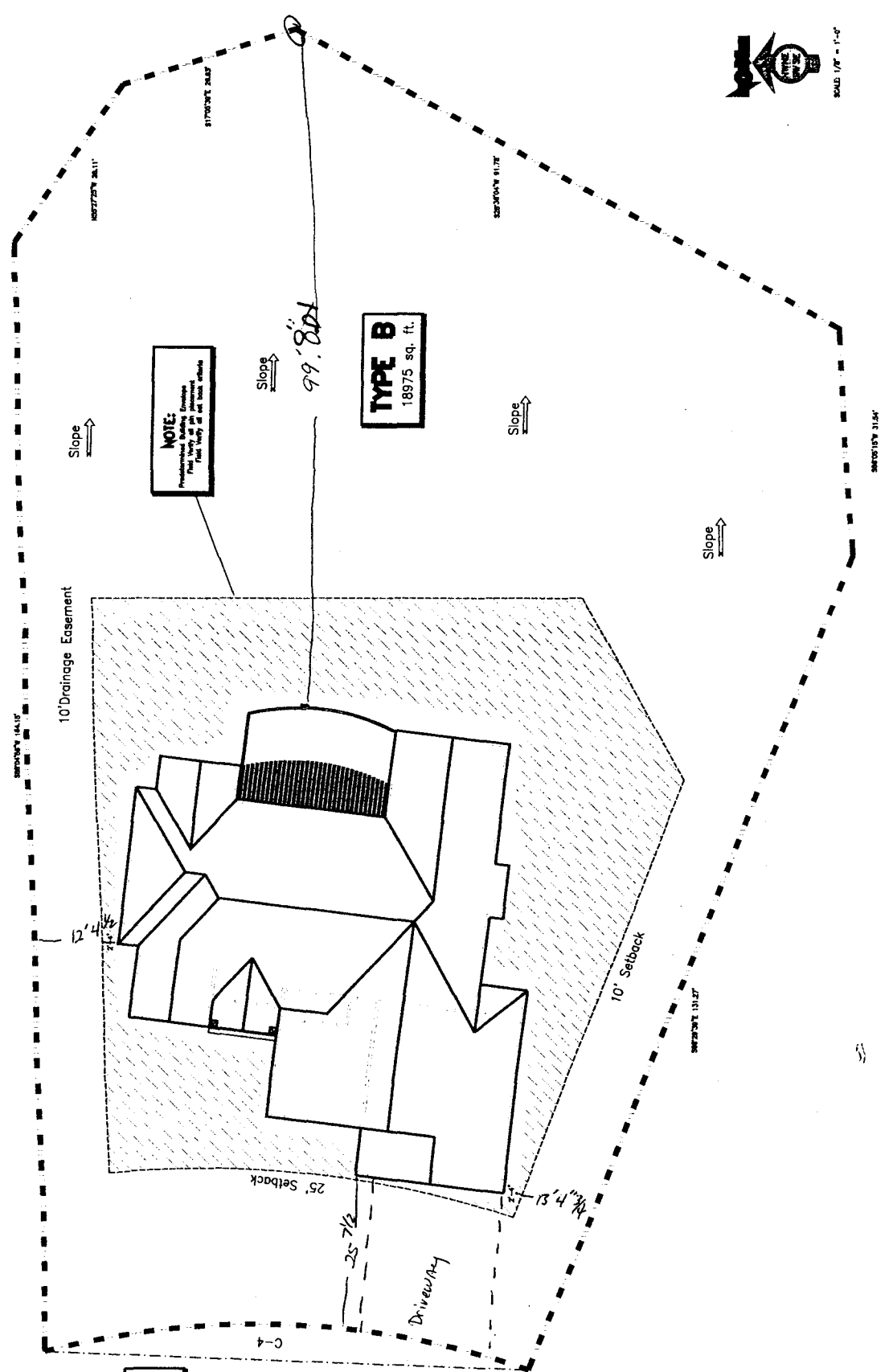
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *KIA 6/23/98*  
 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.

SOUTH RIM FILING NO. FOUR  
 LOT 12  
 PROMONTORY COURT

DRIVEWAY LOCATION  
*Revised 6/10/98*



**NOTE:**  
 Professional Building Easement  
 Planning and an  
 Easement for  
 Utility and Other Easements

**TYPE B**  
 18975 sq. ft.

CA  
 NUMBER 22 OF  
 THE  
 COUNTY OF  
 SAN DIEGO

Promontory Ct Drive