

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 05327

SIF 0

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2342 Promontory Court TAX SCHEDULE NO. 2945-083-26-004
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2102
 FILING 4 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Merritt Const Inc 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 250-1712
 (2) APPLICANT Same USE OF EXISTING BLDGS New Res
 (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 3.5 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 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 28' CENSUS TRACT 1401 TRAFFIC ZONE 91

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 5-21-98
 Department Approval [Signature] Date 5-28-98

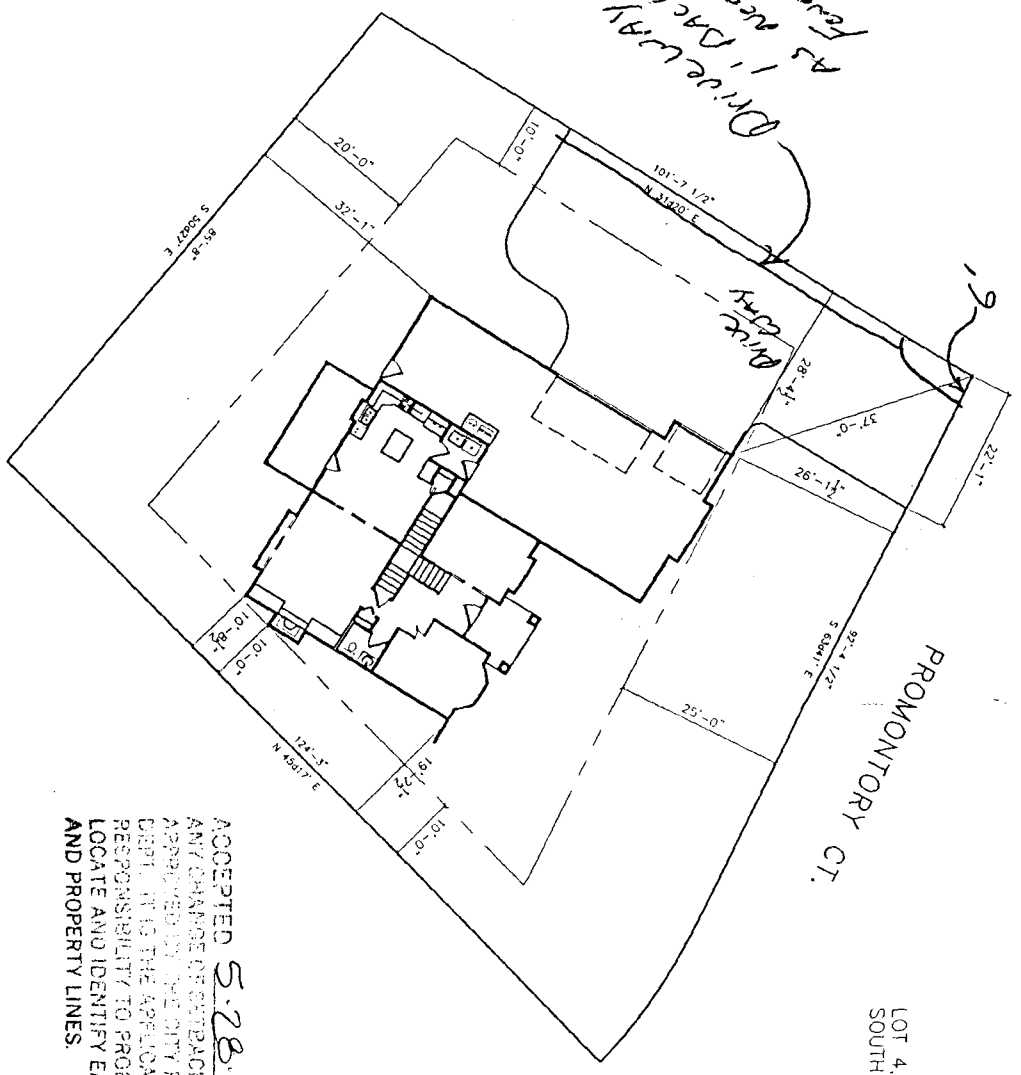
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11332

Utility Accounting [Signature] Date 5-28-98

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)

8/6/92
 8/10/92
 Driveway location OK
 Driveway from ~~Lot 4~~ ^{Lot 3} as needed from Lot 4
 Driveway location OK



PROMONTORY CT.

LOT 4, BLOCK 3
 SOUTH RIM DRIVE

ACCEPTED 5.28.98 SLIC
 ANY CHANGE OR REWORKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

TENNEYWAY LOCATION

PLOT PLAN
 1" = 10'

DATE	BY
2-17-92	
2-17-92	
2-17-92	

**MERRITT
 CONSTRUCTION**

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

NO.	REVISIONS
1	
2	
3	
4	
5	