

Planning \$	10	Drainage \$	0
TCP \$	400	School Impact \$	292

BLDG PERMIT NO. 65966
FILE #

4902⁰⁰

RES PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 395 Sand Cliff Unit A TAX SCHEDULE NO. 2945-201-45-061

SUBDIVISION Sand Cliff SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1415

FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Merritt Const & G.N.-T. Auto NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 2337 Promontory Court

(1) TELEPHONE 241-5164 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT Merritt Const USE OF ALL EXISTING BLDGS Town Home

(2) ADDRESS 2337 Promontory Court DESCRIPTION OF WORK & INTENDED USE: _____

(2) TELEPHONE 241-5164 256 1712 new Town Home

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL

Maximum Height _____
 Maximum coverage of lot by structures _____

Parking Req'mt _____
 Special Conditions: per bldg envelopes (attached)

Census Tract 1401 Traffic Zone 960 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 7-2-98

Department Approval Ronnie Edwards Date 7-7-98

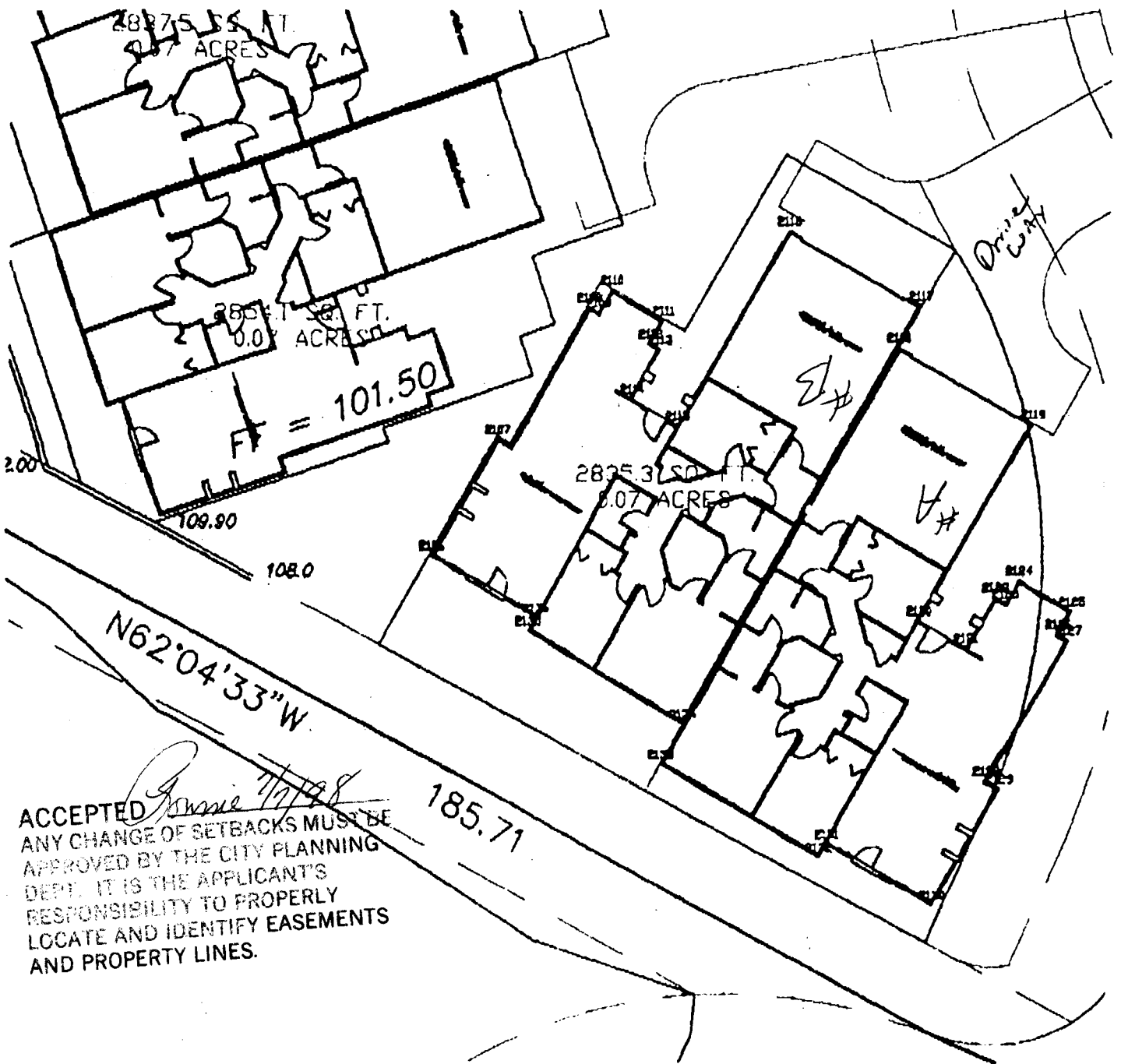
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 77438

Utility Accounting [Signature] Date 7-7-98

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)

1451



ACCEPTED *Janice 7/2/98*
 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.

lots 1 & 2
 3 & 4

DRIVEWAY LOCATION OK.
 cc Ashbed 7/2/98

395 Sandcliff Ct.
 Unit #A

