

FEE \$	10
TCP \$	400
SIF \$	292



BLDG PERMIT NO. 64817

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 397 Unit B Sand Cliff TAX SCHEDULE NO. 2945-201-45-004  
 SUBDIVISION Sand Cliff Ct Repur SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1487  
 FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Merritt Court Inc & Gent Dev NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2337 Promontory Court  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 241-5164 - 250 112 BEFORE: 6 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS New Res  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE Same Town Home

**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-4 Maximum coverage of lot by structures NA  
 SETBACKS: Front Plat Attached Plans Showing Building Envelope Parking Req't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height 32 Special Conditions PER FPP-1996-135  
 CENSUS 1401 TRAFFIC 96 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).

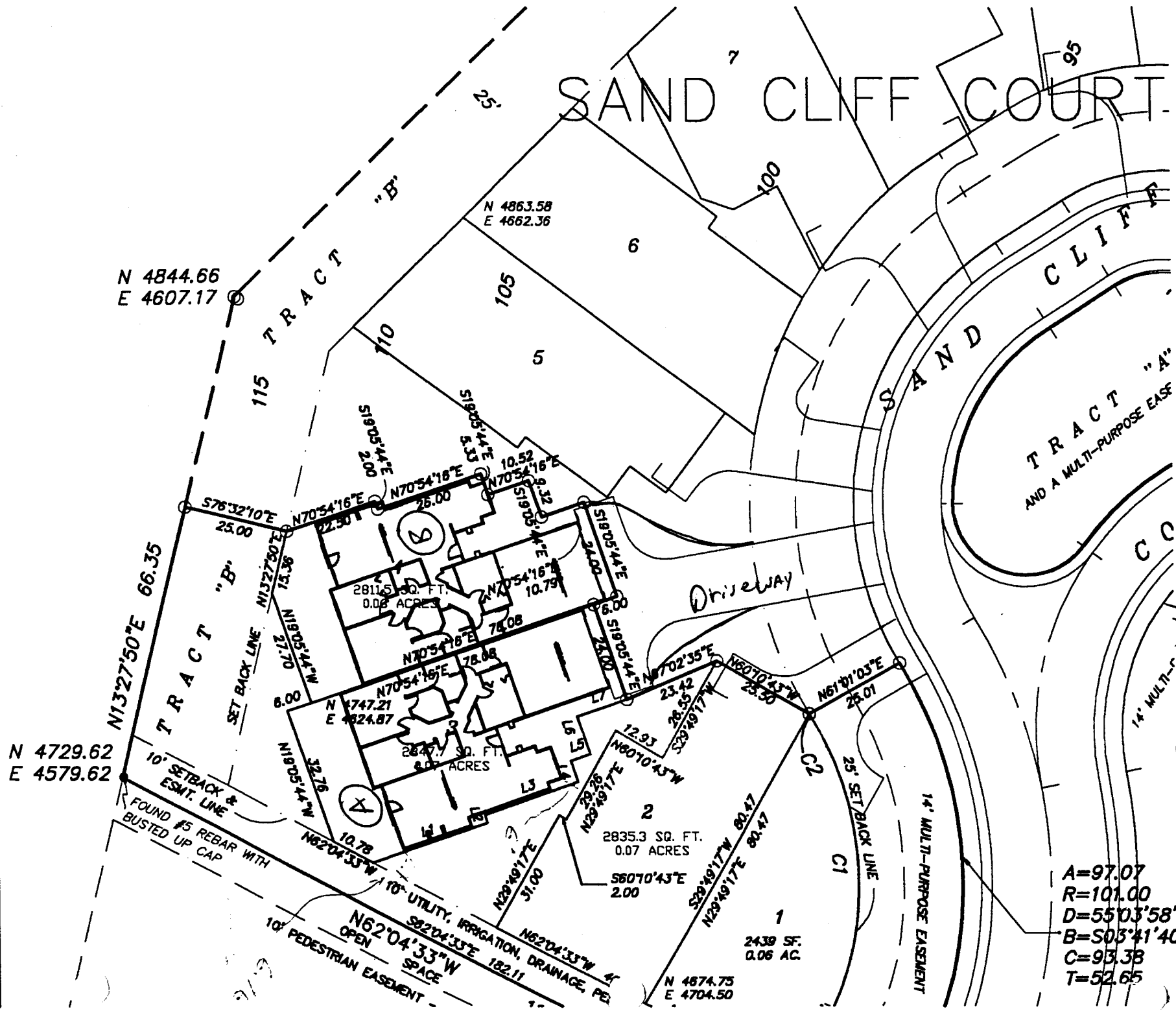
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 4-16-98  
 Department Approval Bill Miller Date 4.24.98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11223  
 Utility Accounting [Signature] Date 4-24-98

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)

# SAND CLIFF COURT



DRIVEWAY LOCATION O.K.  
 W. Colwell 4/20/98

*Bill N...* 4-24-98

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE RESPONSIBILITY  
 OF THE APPLICANT TO VERIFY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

- A=97.07
- R=101.00
- D=5503'58"
- B=503'41'40"
- C=93.38
- T=52.65

N 4844.66  
 E 4607.17'

N 4729.62  
 E 4579.62

N 4863.58  
 E 4662.36

N 4874.75  
 E 4704.50

N62°04'33"W  
 S82°04'33"E 182.11'  
 10' PEDESTRIAN EASEMENT

TRACT "B"

TRACT "A"  
 AND A MULTI-PURPOSE EASE

Driveway

14' MULTI-PURPOSE EASEMENT

25' SETBACK LINE

10' SETBACK & ESMT. LINE

FOUND #5 REBAR WITH BUSTED UP CAP

10' UTILITY, IRRIGATION, DRAINAGE, PE OPEN SPACE

2811 SQ. FT. 0.06 ACRES

2847 SQ. FT. 0.06 ACRES

2835.3 SQ. FT. 0.07 ACRES

2439 SF. 0.06 AC.

115 TRACT "B"

SAND CLIFF

CC

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TRACT "A"  
 AND A MULTI-PURPOSE EASE

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