

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

*\$ 702.00*



BLDG PERMIT NO. 65967

**PLANNING CLEARANCE**

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

BLDG ADDRESS 395 Sand Cliff Unit B TAX SCHEDULE NO. 2945-201-45-002  
 SUBDIVISION Sand Cliff Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1487  
 FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Meritt Const Inc GNT NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2337 Promontory Court  
 (1) TELEPHONE 241 5164 250-1712 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Meritt Sixbey USE OF EXISTING BLDGS New Town Home  
 (2) ADDRESS 2337 Promontory Ct DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 241-5164 250 1712 New Res

**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 \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions per bldg envelopes (attached)  
 Maximum Height \_\_\_\_\_ CENSUS 1401 TRAFFIC 96 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).

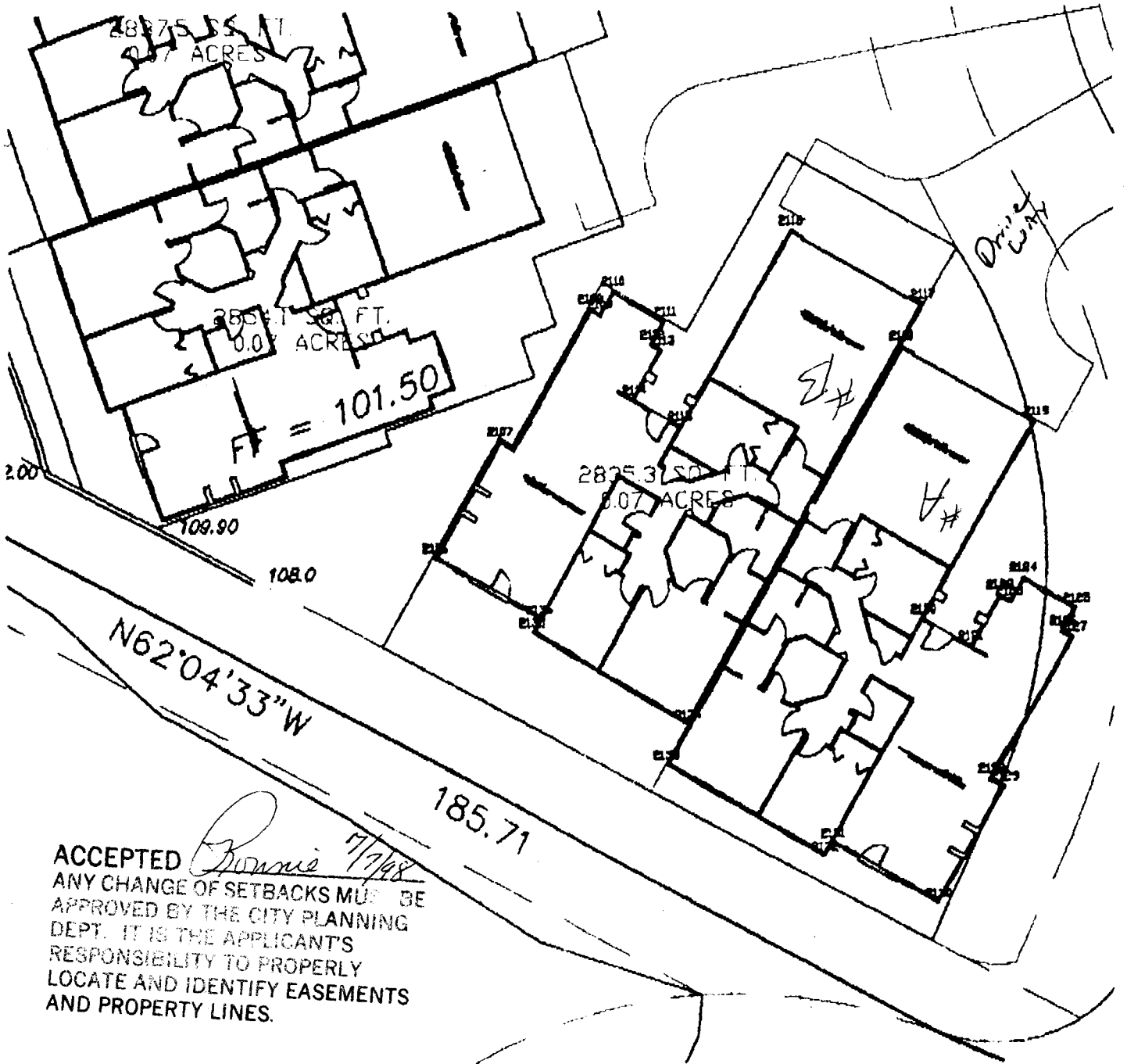
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7-30-98  
 Department Approval Ronnie Edwards Date 7-7-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11439  
 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)



ACCEPTED *Ronnie 7/7/98*  
 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.  
 KC checked 7/2/98

395 Sandcliff Ct  
 Unit # B

