

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



BLDG PERMIT NO. 64814

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 397 UNIT A Sand Cliff TAX SCHEDULE NO. 2945-201-45-003

SUBDIVISION Sand Cliff CRP/PLAT SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1487

FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Merritt Const Inc & Gen-t Deve 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 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 PER ATTACHED PLAN SHOWING BUILDING ENVELOPE from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions PER FPP-1916-135

Maximum Height 32

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 Nuth Date 4.24.98

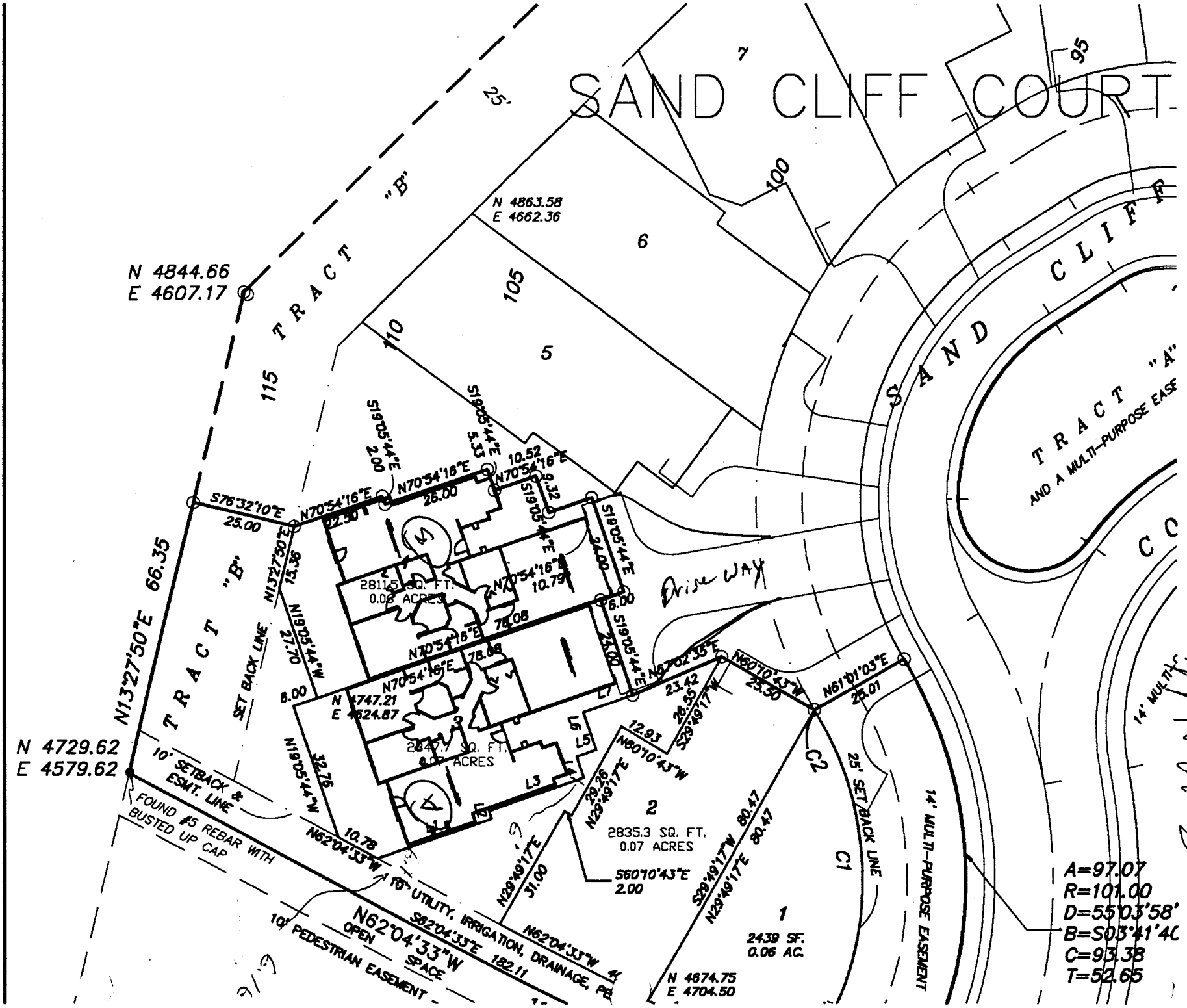
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11222

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



PRIVATELY LOCATED AT
 W. D. D. 4/20/98

ACCEPTED *Bill Nuhn* 4-24-98

- A=97.07
- R=101.00
- D=55° 03' 58"
- B=503' 41' 40"
- C=93.38
- T=52.65

ANY CHANGE OF PROPERTY BE
 APPROVED BY THE SURVEYING
 DEPARTMENT OF THE STATE
 RESPONSIBILITY FOR THE
 LOCATE AND IDENTITY EASEMENTS
 AND PROPERTY LINES.