

FEE \$	10.-
TCP \$	400.-
SIF \$	



BLDG PERMIT NO. 63492

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

BLDG ADDRESS 399 Sand Clift unit B TAX SCHEDULE NO. 2945-201-45-006  
 SUBDIVISION Sand Clift SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1448  
 FILING 1 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Meritt Const Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2337 Promenade Court  
 (1) TELEPHONE 241-5164 - 250-1702 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Same USE OF EXISTING BLDGS New Res  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Town Homes

**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 RR-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height 25' Parking Req'mt 2  
 Special Conditions As per building envelope  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 1-8-98

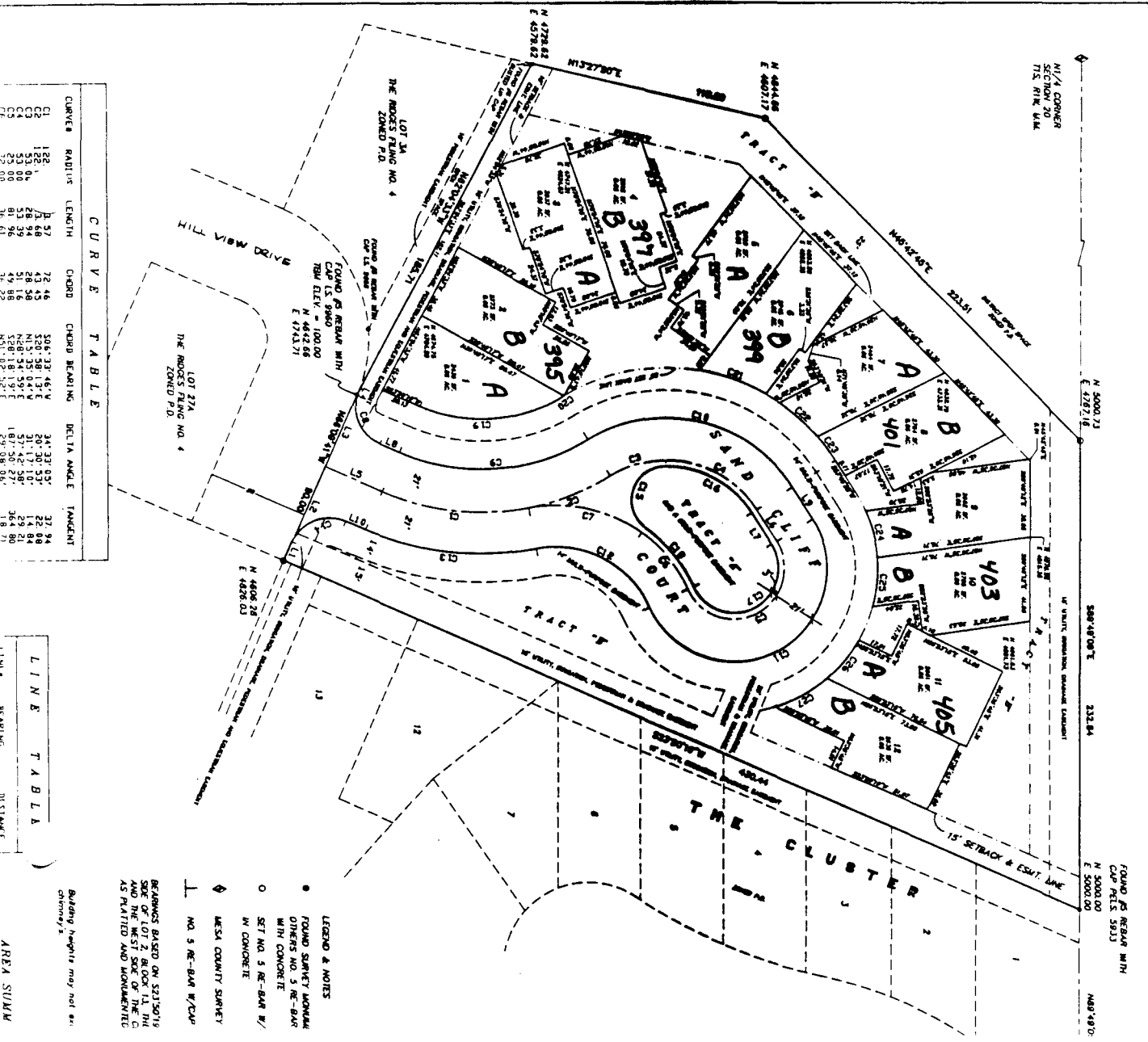
Department Approval [Signature] Date 1-29-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10889

Utility Accounting [Signature] Date 1/29/98

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)



**CURVE TABLE**

CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	128.00	72.16	50.63	34.46°	34.46°	32.84
C2	150.00	88.94	60.32	37.17°	37.17°	39.84
C3	200.00	125.76	85.39	42.59°	42.59°	52.81
C4	300.00	191.98	125.76	48.01°	48.01°	79.70
C5	500.00	314.16	191.98	57.52°	57.52°	129.70

**LINE TABLE**

LINE #	BEARING	DISTANCE
1	N 4428.03	10.00
2	S 89.17	10.00
3	N 4428.03	10.00
4	S 89.17	10.00

**LEGEND & NOTES**

- FOUND SURVEY MONUMENT OTHERS NO. 5 RE-BAR WITH CONCRETE
- SET NO. 5 RE-BAR W/ W CONCRETE
- ◆ MESA COUNTY SURVEY
- ⊥ NO. 5 RE-BAR W/COUP

BEARINGS BASED ON S11971'S SURVEY OF LOT 2, BLOCK 1A, PHASE 1 AND THE WEST SIDE OF THE CANYON AS PLATTED AND MONUMENTED

Building heights may not be shown.

W/4 CORNER THE RING P.M.

N 5000.73 E 3797.81

S 89°17' 33" W 333.84

FOUND RE-BAR WITH CAP REELS 5833

N 5000.00 E 3000.00

N 89°49' 00" W 333.84

ACCEPTED *Ronnie 1/29/98*  
ANY CHANGE OR REVISIONS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

5  
A

1458 SF

6  
A

1442 SF

