

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 73642

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

UK

BLDG ADDRESS 2336 Promontory Ct. TAX SCHEDULE NO. 2945-083-26-001
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2523
 FILING 4 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Phyllis Norris NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2336 Promontory Ct
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Merritt Sixbey USE OF EXISTING BLDGS _____
 (2) ADDRESS 1420 Motor Street 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 3.5 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2 PADS
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height 28' _____
 CENSUS 1401 TRAFFIC 605 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 1-20-2000

Department Approval [Signature] Date 1-26-00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12814

Utility Accounting [Signature] Date 1/26/00

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)

