

FEE \$	0
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84049



Your Bridge to a Better Community

BLDG ADDRESS 2337 Promontory Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1709

TAX SCHEDULE NO. 2945-083-26-014 SQ. FT. OF EXISTING BLDGS 2302

SUBDIVISION South Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 4011

FILING 4 BLK 1 LOT 14 NO. OF DWELLING UNITS:

(1) OWNER Merritt Sixbey Before: 1 After: 1 this Construction

(1) ADDRESS 2337 Promontory Ct NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-5164 261-1463 Before: 1 After: 1 this Construction

(2) APPLICANT Merritt Sixbey USE OF EXISTING BUILDINGS Res

(2) ADDRESS 1420 Motor Street DESCRIPTION OF WORK & INTENDED USE Finish Basement

(2) TELEPHONE 241-5164 261-1463 TYPE OF HOME PROPOSED: Drywall, Bathroom, Bedroom.

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 25' TD Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt all approval

Maximum Height Ok per Special Conditions No expansion

Building envelope NO Kitchen allowed! CENSUS _____ TRAFFIC _____ ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4-11-02

Department Approval [Signature] Date 4/15/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>4/15/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)