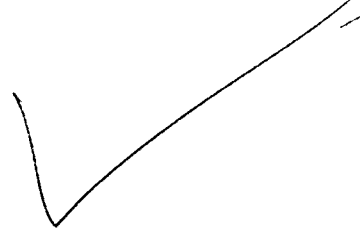


FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 58867

SIF-892.00

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 536 PINNACLE Court TAX SCHEDULE NO. 2945-083-27-015  
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2256  
FILING 5 BLK 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) 0  
(1) OWNER Merritt Const Inc NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 405 West Mayfield  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 241-5164 1-210-0182 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 " New Res.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10' from PL Rear Per Bldg line from PL Special Conditions Per Bldg Envelope  
see attached  
Maximum Height \_\_\_\_\_ CENSUS TRACT 1401 TRAFFIC ZONE 91

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 1-23-97  
Department Approval Ronnie Edwards Date 1-24-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9815  
Utility Accounting [Signature] Date 1/24/97

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)

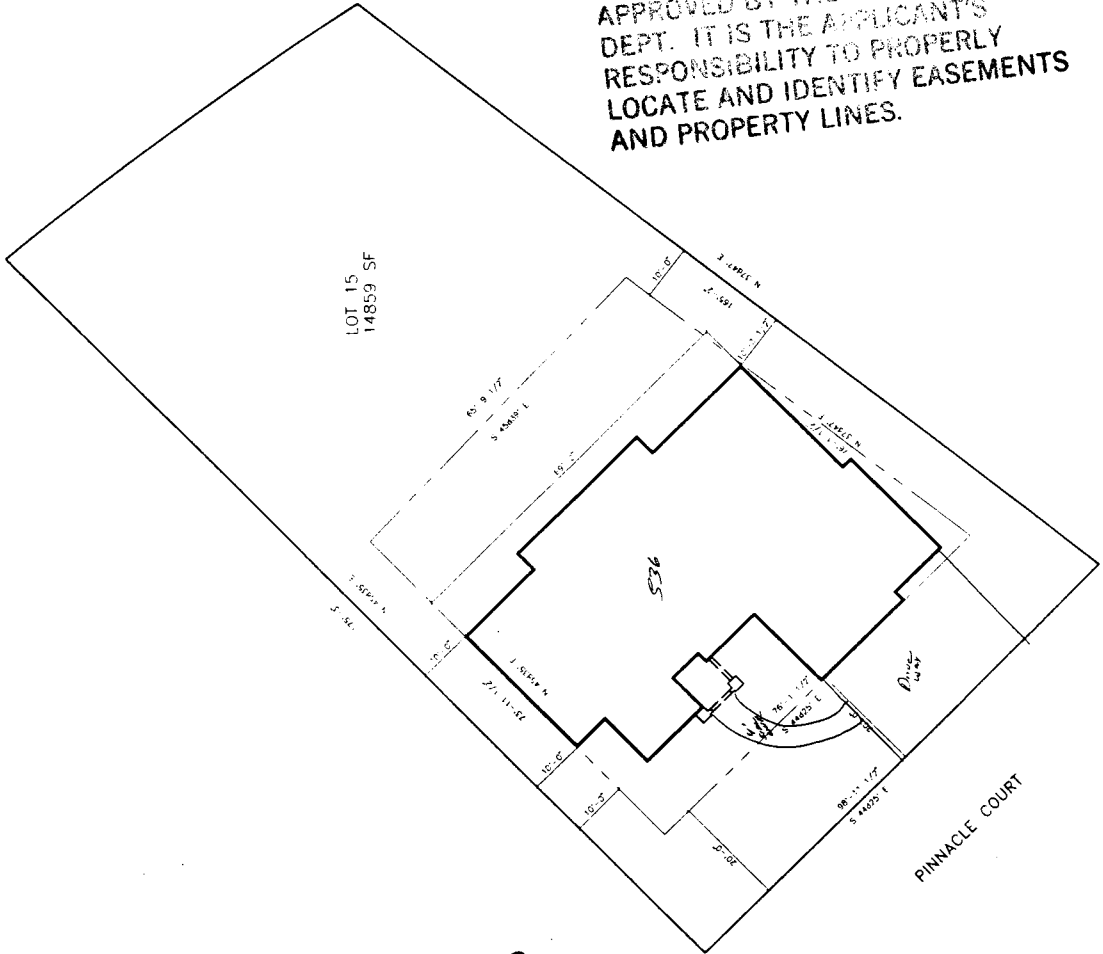
REVISIONS	DATE	BY	DESCRIPTION
1	1-1-97		
2			
3			
4			
5			
6			
7			
8			
9			
10			


  
 MERRITT CONSULTING GROUP, INC.
   
 GRAND JUNCTION, CO (970) 241-5782


  
 MERRITT CONSULTING GROUP, INC.

DATE	1-24-97
DRAWN BY	RM
CHECKED BY	
SCALE	1" = 10'
SHEET NO.	2

ACCEPTED *Ronnie* 1/24/97  
 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.



PLOT PLAN  
 SCALE 1" = 10'

536 Pinnacle Ct

Driveway Location is O.K.  
 J. Don Kenton 1-23-97

A=448.48'  
T=226.95'  
B=S 60°09'03" W  
C=445.82'

Typical Building Envelope

BLOCK ONE

4

3

PUBLIC OPEN SPACE  
Book 2132, Pages 955-958

SOUTH RIM FILING NO THREE  
PLAT BOOK 14, PAGES 380-382

BLOCK 1

Typical Building Envelope

S 89°47'07" W 1319.54  
Station of Bearings

11  
L-25136 SQ. FT.  
544

12  
L-23294 SQ. FT.  
542

13  
L-19553 SQ. FT.  
No Disturbance Line  
See Note 5

14  
L-15463 SQ. FT.  
540

15  
L-14859 SQ. FT.  
538

4  
L-10645 SQ. FT.  
BE-5117 SQ. FT.  
543

3  
L-11174 SQ. FT.  
BE-6442 SQ. FT.  
541

2  
L-11083 SQ. FT.  
BE-6356 SQ. FT.  
539

1  
L-10499 SQ. FT.  
BE-5100 SQ. FT.  
537

Δ=08°07'59"  
R=686.20'  
A=97.40'  
T=48.78'  
C=97.32'  
B=S 53°22'59" W

S 00°00'00" E  
22.42'  
Found #5 Rebar  
With Cap LS 18835  
In Concrete

SE Corner NW1/4 SW1/4  
Section 8, T1S, R1W, U4  
MCSM 8814  
Benchmark:  
Elev.=4636.90  
Established from Air Photo  
Control Network based on  
U.S.G.S. 1927 Datum

SOUTH RIM FILING NO. ONE  
PLAT BOOK 14, PAGES 198 & 199

N 90°00'00" W  
50.43'

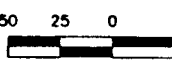
Δ=02°50'48"  
R=222.00'  
A=11.03'  
T=5.52'  
B=S 02°41'48" W  
C=11.03'

Δ=11°19'31"  
R=178.00'  
A=35.18'  
T=17.65'  
B=S 10°48'13" W  
C=35.13'

N 03°33'06" E 141.58'  
SOUTH RIM FILING NO. ONE  
PLAT BOOK 14, PAGES 198 & 199



SCALE: 1"=50'



SOUTH RIM  
FILING NO. FIVE  
PORTIONS OF THE SE1/4  
NE1/4 SW1/4, & NW1/4  
SECTION 8, T1S, R1W, U4  
MESA COUNTY, COLORADO



DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR  
P.L.S. NO. 16835

LANDesign

ENGINEERS • SURVEYORS • PLANNERS

259 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501

PROJECT NO. 85150 SUR. BY: DRAWN: CHECK:

DATE: MARCH, 1996 LD/GF RSK

LEGEND  
TY OR BLM SURVEY MARKER  
PLUM MONUMENT  
UM CAP ON No. 5 REBAR, PLS 18835  
T  
MEASUREMENT  
AR, AS NOTED  
PLS 188 BE SET AT ALL LOT CORNERS  
BUILDING ENVELOPE

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of South Rim Filing No. Five, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of same. This plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and the applicable laws of the State of Colorado.

Date certified May 20<sup>th</sup>, 1996