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TCP \$	- 0 -
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 60907

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

BLDG ADDRESS 537 Pinnacle Ct TAX SCHEDULE NO. 2945-083-27-001  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1910  
 FILING 5 BLK - LOT 1 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER Rick Nelson & Sue Anderson NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Premier Homes USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 2351 So. Rim Dr DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 242-9418 Single-Family Residence

**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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear 10' from PL Special Conditions ACCD approval  
 Maximum Height \_\_\_\_\_ required  
 CENSUS 1401 TRAFFIC 91 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).

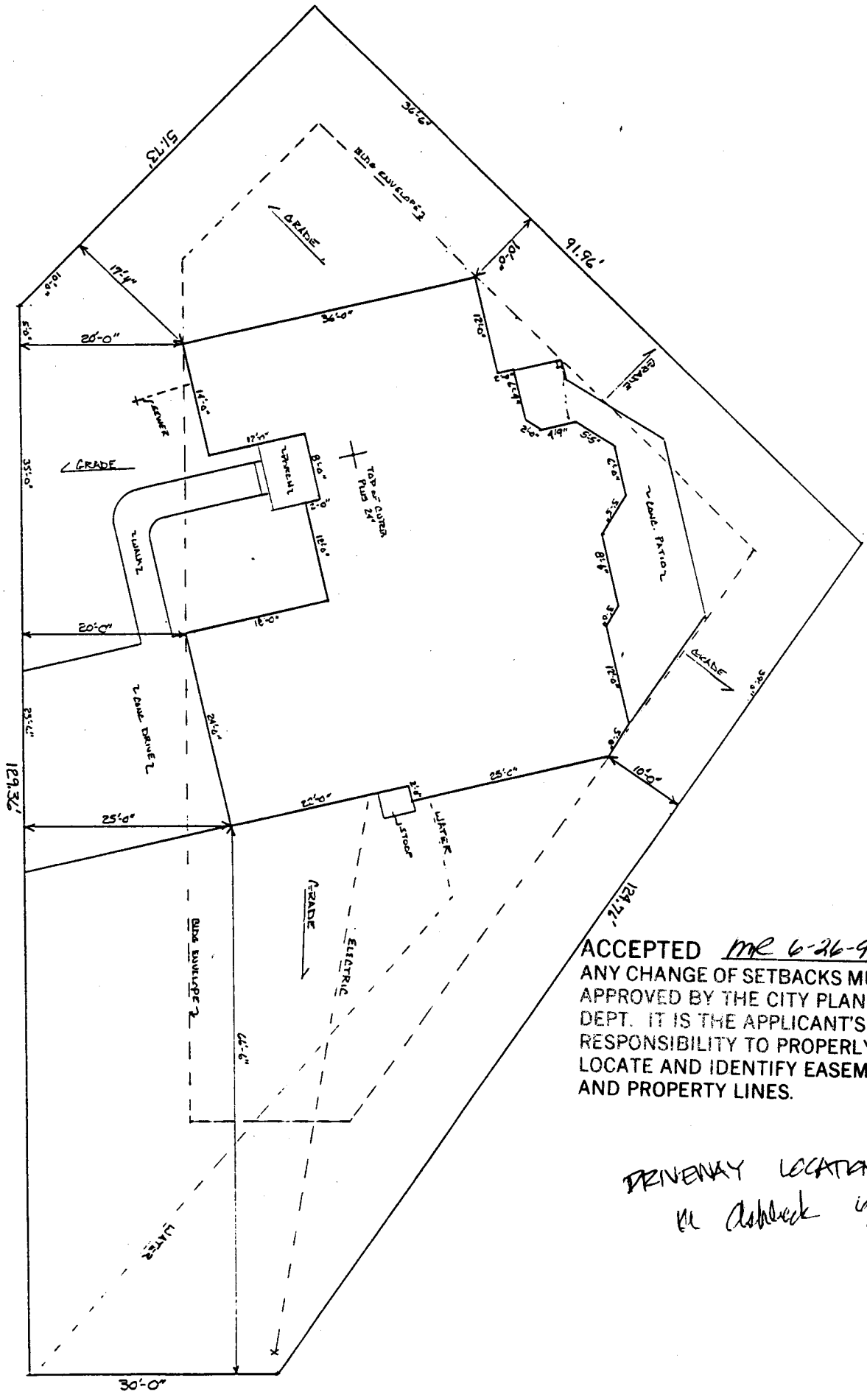
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/23/97  
 Department Approval [Signature] Date 6-26-97

Additional water and/or sewer tap fee(s) are required. YES  NO  W/O No. 10313  
 Utility Accounting [Signature] Date 6-26-97

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)



537  
 LOT 1 BLK 1 PINNACLE COURT  
 SOUTH RIM FLNG 5

SCALE 1" = 4'-0"

ACCEPTED MR 6-26-97  
 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.

DRIVENWAY LOCATION O.K.  
 RE Check 6/29/97