

FEE \$ 10
TCP \$ 0

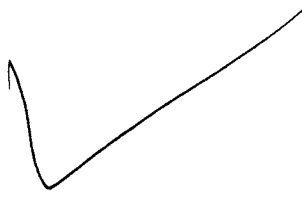
BLDG PERMIT NO. 60870

SIF = 292
302

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 538 PINNACLE TAX SCHEDULE NO. 2945 083 276 14
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
 FILING 5 BLK _____ LOT 14 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER McNitt Const Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2337 Promontory Court NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-5164 USE OF EXISTING BLDGS NEW RES
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS Same (2) TELEPHONE Same 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 ~~20'~~ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear per bldg envelope from PL _____
 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 6-19-97
 Department Approval Ronnie Edwards Date _____


Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 10304

Utility Accounting [Signature] Date 6/29/97

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
1 11-11-96
2 11-11-96
3 11-24-96
4 11-24-96
5 11-24-96
6 11-24-96
7 11-24-96
8 11-24-96
9 11-24-96
10 11-24-96



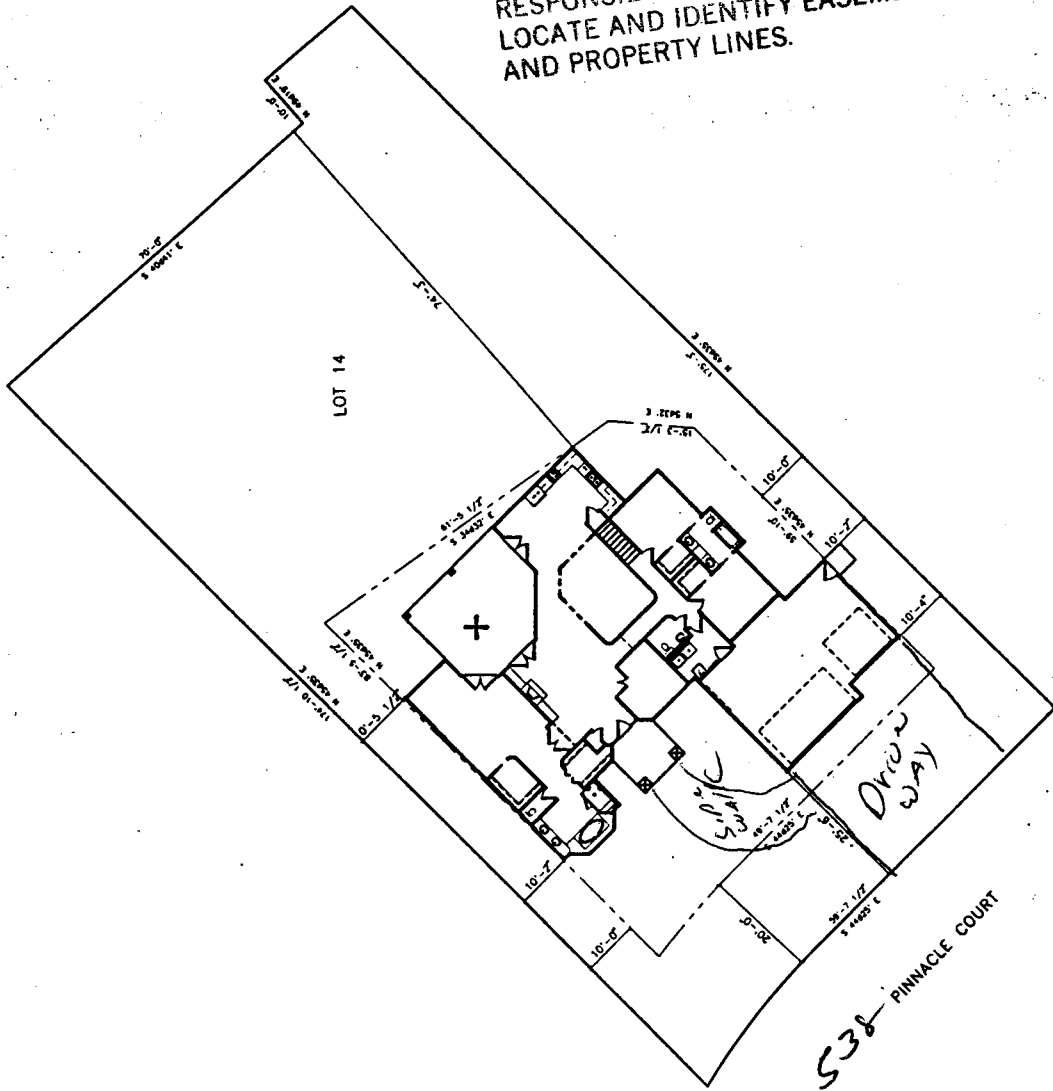
MERRITT CONSTRUCTION
 2842-1415 (870) 241-8782
 CONSTRUCTION ADMINISTRATION
 2842-1415 (870) 241-8782



MERRITT CONSTRUCTION

DATE
PROJECT
PLANNING
7-17-96
1" = 10'
SHEET 1

ACCEPTED *Ronnie* 6/24/97
 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' (EXCEPT WHERE NOTED)

DRIVEWAY LOCATION O.K.
 K. Ashlock 6/23/97