

FEE \$	10 ⁻
TCP \$	0

BLDG PERMIT NO. 63262

SIF-292⁻

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>539 Pinnacle</u>	TAX SCHEDULE NO. <u>2945-083-27-002</u>
SUBDIVISION <u>South Rim</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1976</u>
FILING <u>5</u> BLK <u>21</u> LOT <u>2</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Merritt Coast Inc</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2332 Promontory Court</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-5164</u>	USE OF EXISTING BLDGS <u>New Res</u>
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>Same</u>	
(2) TELEPHONE <u>Same</u>	<u>New Res</u>

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 <u>PR3.5</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear 10' <u>per bldg envelope</u> from PL	Special Conditions _____
Maximum Height <u>28'</u>	CENSUS TRACT <u>1401</u> TRAFFIC ZONE <u>91</u>

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).

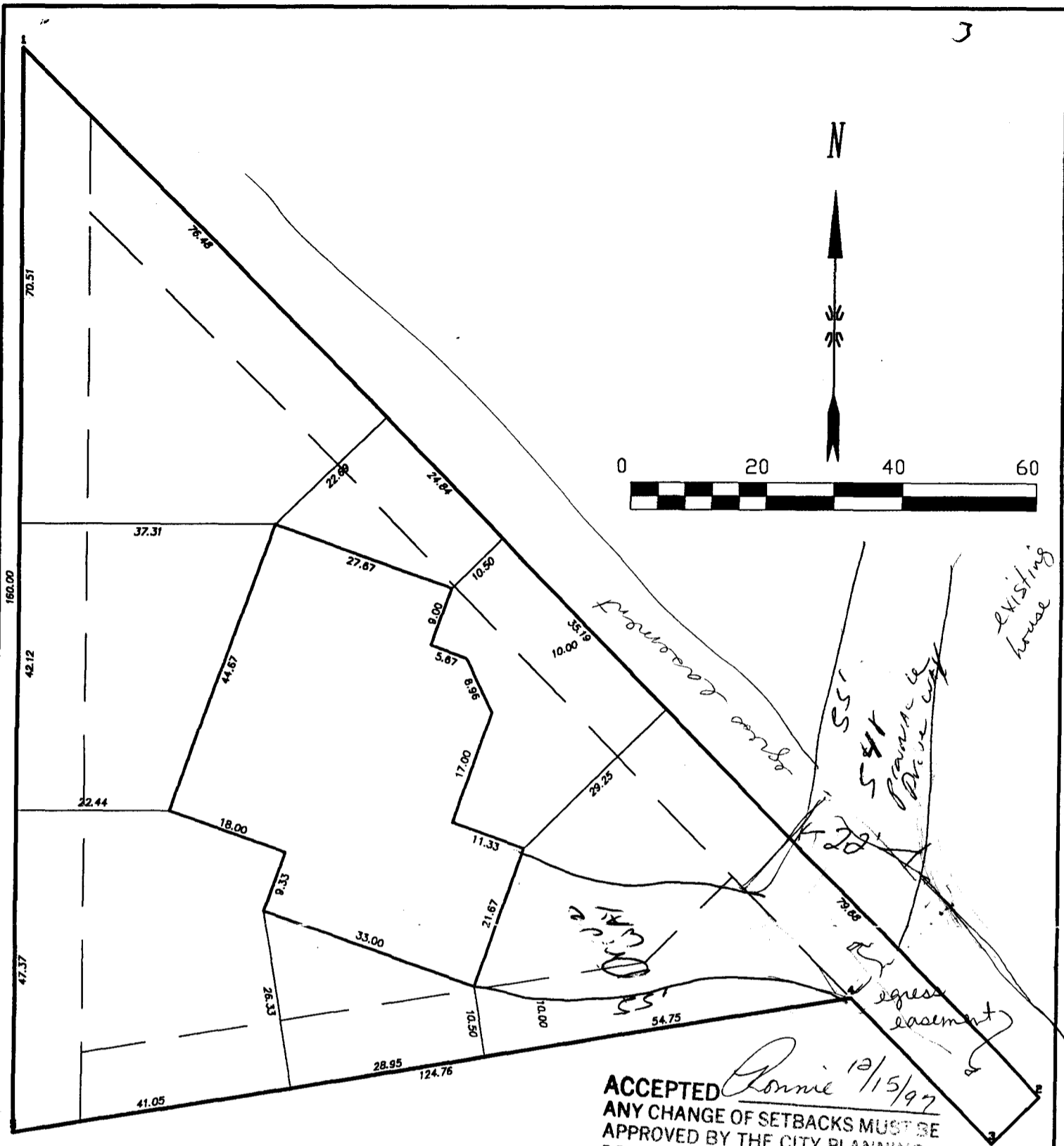
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature <u>[Signature]</u>	Date <u>12-9-97</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>12-15-97</u>

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>10766</u>
Utility Accounting <u>[Signature]</u> Date <u>12-15-97</u>

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)

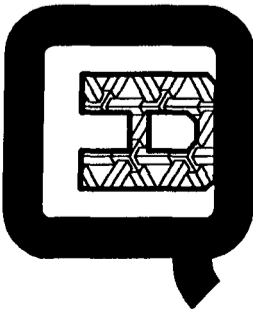


DESCRIPTION:
 LOT 2
 SOUTH RIM FIL.#5
 MESA COUNTY, COLORADO
 539 Pinnacle Ct.

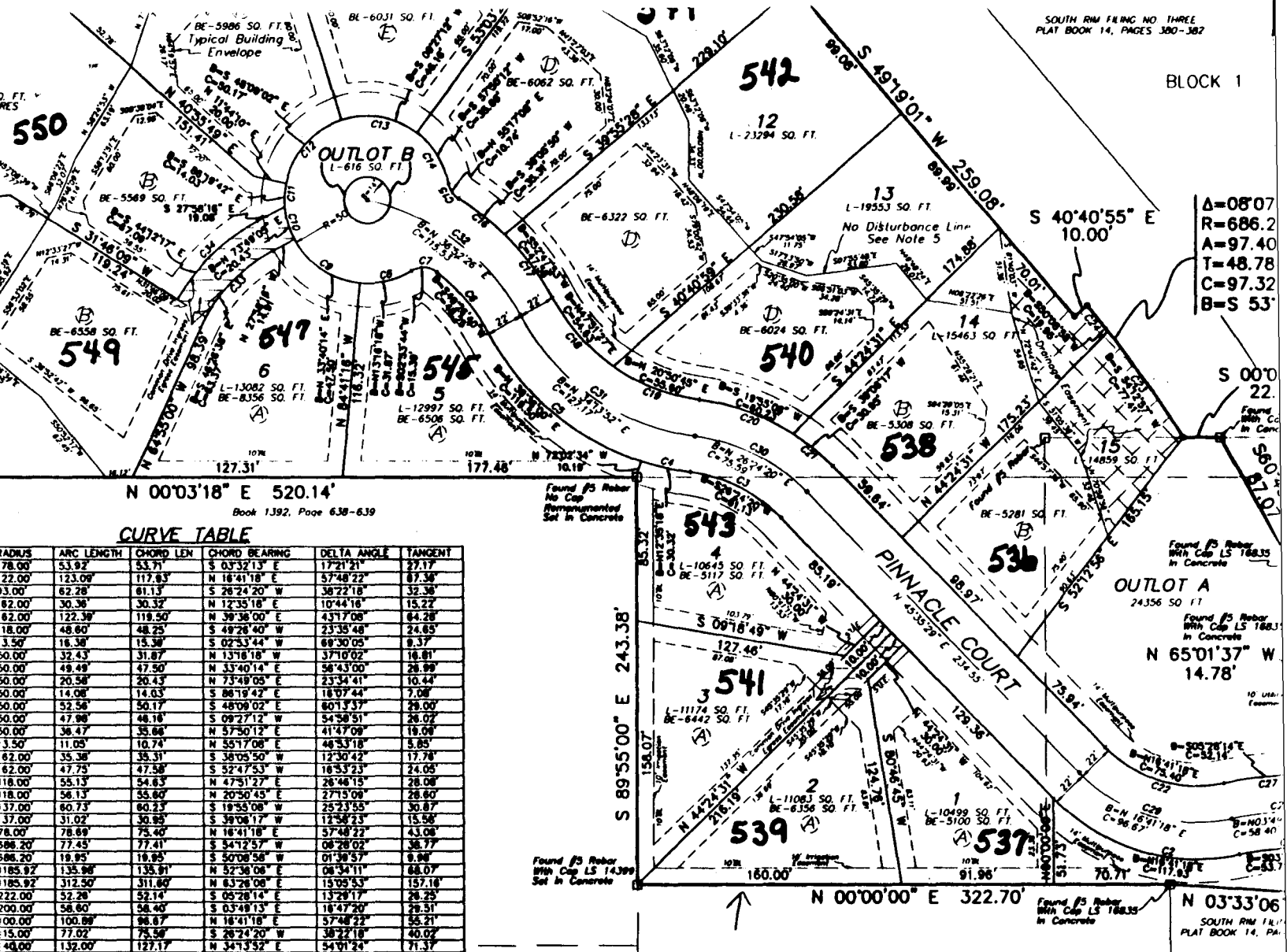
Driveway location OK of Dr. H. Carter 12-15-97

BUILDING STAKE OUT

LOT 2 SOUTH RIM FILING #5

FOR: MERRIT SIXBY	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970)464-7568 (970)241-2370</p>	SURVEYED BY: RM GD
SCALE: 1" = 20'		DRAWN BY: DMM
DATE: 12/4/97		ACAD ID: MERRIT-SRSTAKE
		SHEET NO.
		FILE: 97129

BLOCK 1



N 00°03'18" E 520.14'

Book 1392, Page 638-639

CURVE TABLE

RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
78.00	53.92	53.71	S 03°32'13" E	172°1'21"	27.17
22.00	123.09	117.83	N 18°41'18" E	57°48'22"	87.38
33.00	62.28	61.13	S 28°24'20" W	38°22'18"	32.38
62.00	30.36	30.32	N 12°35'18" E	10°44'16"	15.22
62.00	122.39	119.50	N 39°36'00" E	43°17'08"	64.28
18.00	48.80	48.25	S 48°28'40" W	23°35'48"	24.85
3.50	18.38	15.39	S 02°53'44" W	69°30'05"	0.37
50.00	32.43	31.87	N 13°18'18" W	37°10'02"	16.81
50.00	49.49	47.50	N 33°40'14" E	58°43'00"	26.99
50.00	20.58	20.43	N 73°49'08" E	23°34'41"	10.44
50.00	14.05	14.03	S 88°19'42" E	18°17'44"	7.08
50.00	52.56	50.17	S 48°09'02" E	60°13'37"	25.00
50.00	47.98	48.18	S 09°27'12" W	54°58'51"	26.02
50.00	38.47	35.88	N 57°50'12" E	41°47'09"	18.04
3.50	11.05	10.74	N 55°17'08" E	48°33'18"	3.85
62.00	35.38	35.31	S 38°05'50" W	12°30'42"	17.78
62.00	47.75	47.58	S 52°47'53" W	18°53'23"	24.05
18.00	55.13	54.83	N 47°51'27" E	28°48'15"	28.08
18.00	56.13	55.80	N 20°50'43" E	27°15'08"	28.60
37.00	60.73	60.23	S 18°55'08" W	25°23'53"	30.87
37.00	31.02	30.89	S 39°08'17" W	18°58'23"	15.58
78.00	78.89	75.40	N 18°41'18" E	57°48'22"	43.08
78.00	77.45	77.41	S 34°12'57" W	08°28'02"	38.77
185.92	135.88	133.91	N 52°36'08" E	08°34'11"	88.07
185.92	312.50	311.60	N 63°26'08" E	15°05'53"	157.18
222.00	52.28	52.14	S 05°28'14" E	13°29'17"	28.25
200.00	58.80	58.48	S 03°48'13" E	18°47'20"	29.31
100.00	100.89	98.87	N 18°41'18" E	57°48'22"	55.21
15.00	77.02	75.58	S 28°24'20" W	38°22'18"	40.02
40.00	132.00	127.17	N 34°13'52" E	54°11'24"	71.37
40.00	118.00	115.53	S 38°52'28" W	48°44'17"	63.42
03.00	64.48	63.37	S 48°28'38" E	38°58'43"	33.41
20.00	68.00	67.68	S 44°12'17" E	32°28'02"	34.84

LEGEND

- MESA COUNTY OR BLM SURVEY MARKER
 - SET CENTERLINE MONUMENT
 - SET ALUMINUM CAP ON No. 5 REBAR, PLS 10835 IN CONCRETE
 - (M) RECORD MEASUREMENT
 - (R) FOUND REBAR, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR, PLS 10835, TO BE SET AT ALL LOT CORNERS
- L=XXXX LOT AREA
- BE=XXXX AREA WITHIN BUILDING ENVELOPE

SURVEYOR'S CERTIFICATION

I, Dennis W. Johnson, do hereby certify that the accompanying plat of South Rim 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 course. This plat complies with 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 20th, 1996

AREA SUMMARY

= 9.030 Acres	85.40%
= 0.683 Acres	6.46%
= 0.861 Acres	8.14%
= 10.574 Acres	100.00%