

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	61386
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SIF #292

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 540 Pinnacle Ct. TAX SCHEDULE NO. 2945-083-27-013
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3116
 FILING 5 BLK - LOT 13 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER RED HART Const, Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2320-E 1/2 Rd. G.J. CO 81503
 (1) TELEPHONE 970-244-8975 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Daniel R Gearhart USE OF EXISTING BLDGS N/A
 (2) ADDRESS 2320-E 1/2 Rd. G.J. DESCRIPTION OF WORK AND INTENDED USE: New S/F
 (2) TELEPHONE 970-244-8975 Residence w/attached 3 car garage

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 Plat on from PL Special Conditions _____
 Maximum Height 20' from street side to ridge line 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 Daniel R. Gearhart Date 7-27-97
 Department Approval Amata Costello Date 7-30-97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10415
 Utility Accounting J Adams Date 7-30-97

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

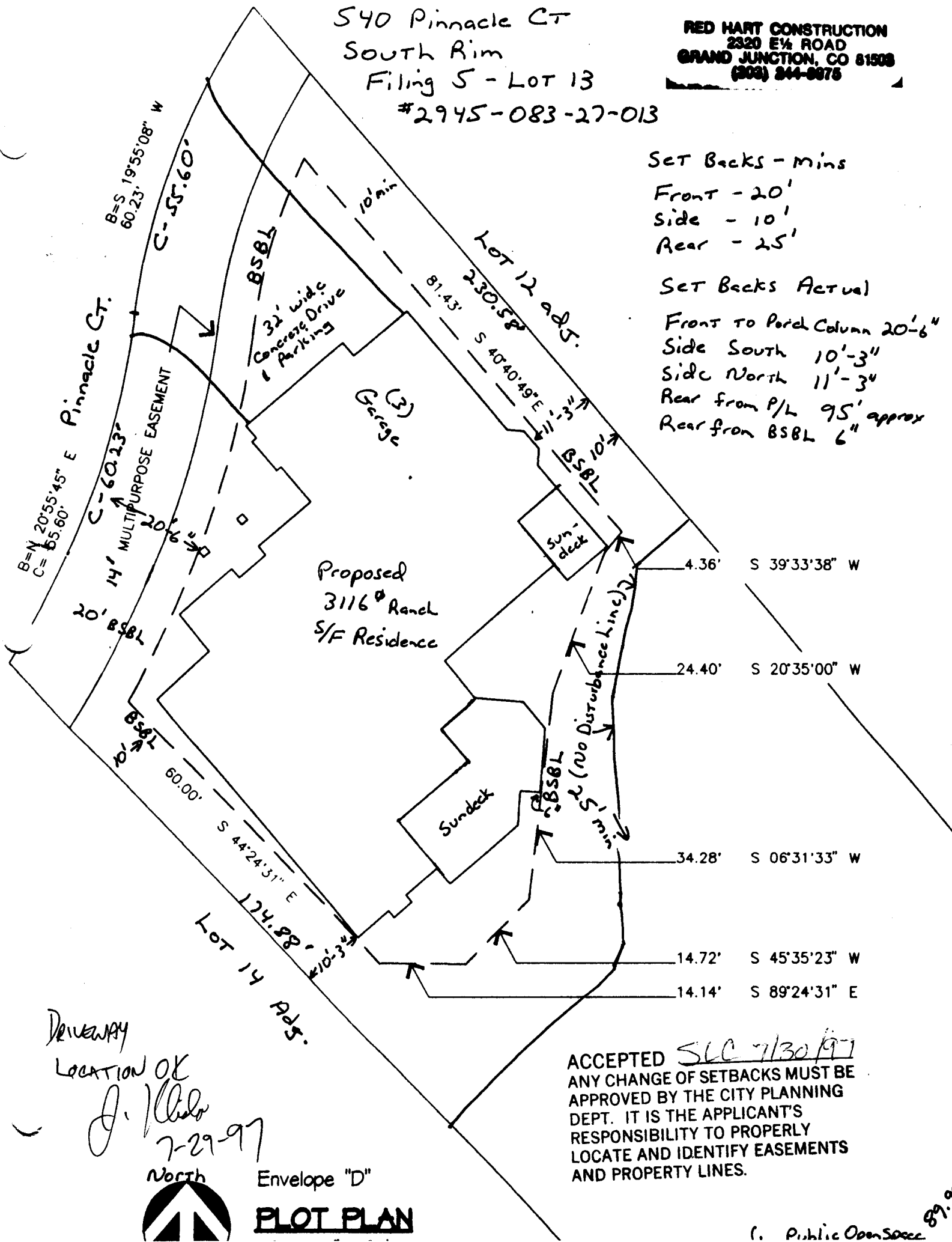
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

540 Pinnacle Ct
 South Rim
 Filing 5 - Lot 13
 #2945-083-27-013

RED HART CONSTRUCTION
 2320 E 1/2 ROAD
 GRAND JUNCTION, CO 81508
 (970) 844-8878

Set Backs - Mins
 Front - 20'
 Side - 10'
 Rear - 25'

Set Backs Actual
 Front to Porch Column 20'-6"
 Side South 10'-3"
 Side North 11'-3"
 Rear from P/L 95' approx
 Rear from BSB 6"



Proposed
 3116^{sq} Ranch
 S/F Residence

4.36' S 39°33'38" W
 24.40' S 20°35'00" W
 34.28' S 06°31'33" W
 14.72' S 45°35'23" W
 14.14' S 89°24'31" E

Driveway
 Location OK
 J. [Signature]
 7-29-97



Envelope "D"
PLOT PLAN

ACCEPTED SLC 7/30/97
 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.

(i. Public Open Space)