

FEE \$	10-
TCP \$	-0-

BLDG PERMIT NO 61201

SIF 292-

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 541 Pinnacle TAX SCHEDULE NO. 2945 083-27-003
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2110
 FILING 5 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Merritt Const Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2337 Promontory Court
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 241-5164-1210-0182 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 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 10' from PL Special Conditions _____
 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 7-24-97

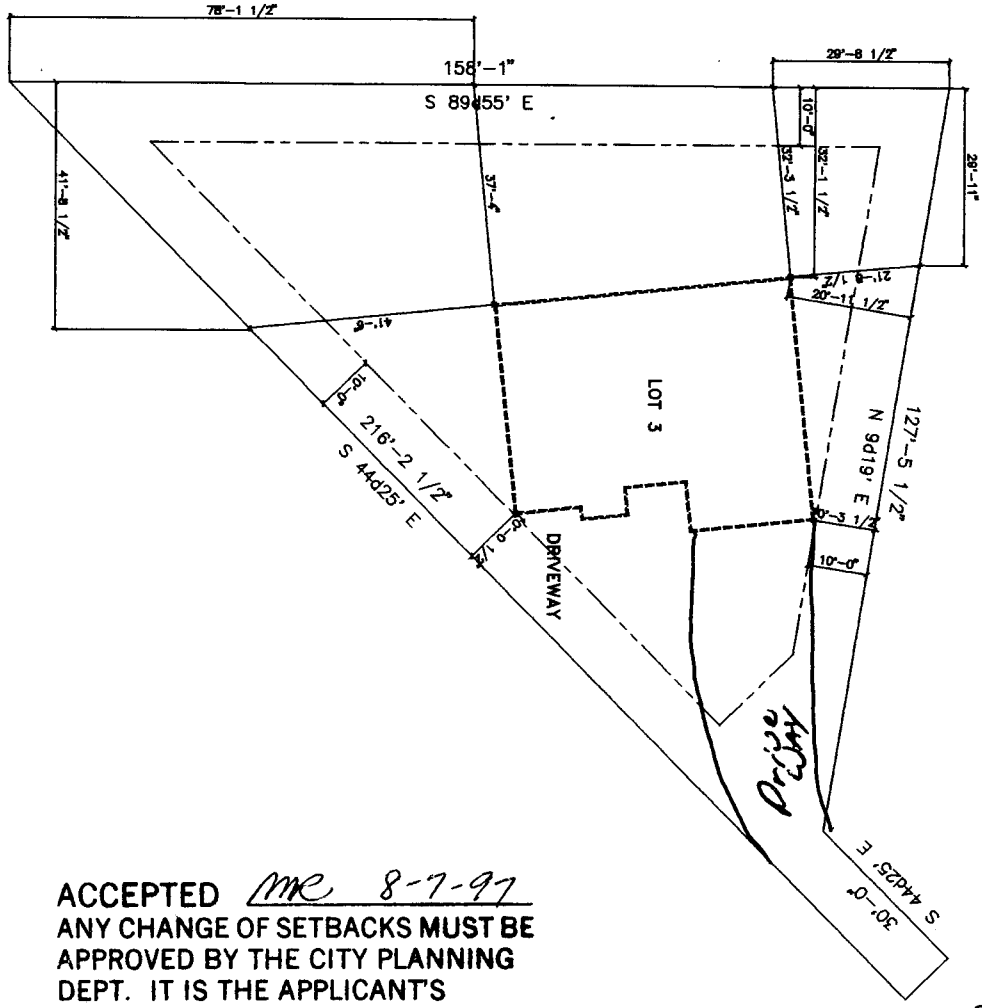
Department Approval [Signature] Date 8-7-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10450

Utility Accounting [Signature] Date 8-7-97

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)



1" = 10'
PLOT PLAN

ACCEPTED *MR 8-7-97*
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.

PINNACLE COURT
S.H.

*DRIVEWAY
LOCATION OK
J. K. K...
7-25-97*

DATE	APPROVED
6-18-97	
1" = 10'	
SHEET 1	

MERRIT CONST.
LOTS, PINNACLE CT.

Auto
DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-8782

REVISIONS
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