

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 59995

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

BLDG ADDRESS 545 PINNACLE CT. TAX SCHEDULE NO. 2945-083-27-005

SUBDIVISION South RIM SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2700

FILING 5 BLK - LOT 5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER JOHN + RONNA SLOAN NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 125 GRAND AVE

(1) TELEPHONE 241-3939 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JOHN SLOAN USE OF EXISTING BLDGS _____

(2) ADDRESS 125 GRAND AVE. DESCRIPTION OF WORK AND INTENDED USE: BUILD

(2) TELEPHONE 241-3939 1 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 _____
or envelope

Maximum Height _____

CENSUS 1461 TRAFFIC 91 ANNEX# _____

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 John Sloan Date _____

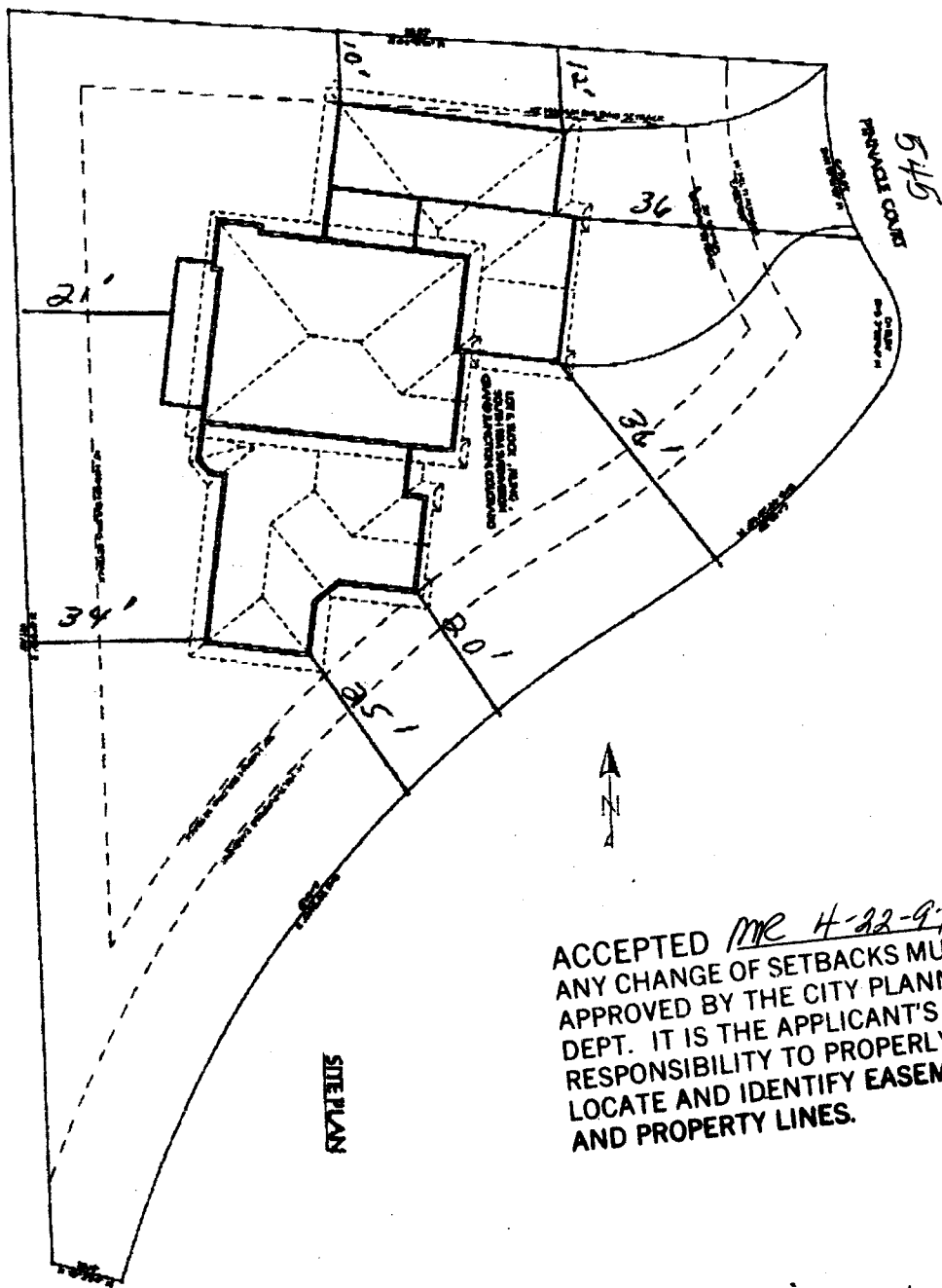
Department Approval Maxia Rabideaux Date 4-22-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10113

Utility Accounting Richardson Date 4-22-97

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)



ACCEPTED MR 4-22-97
 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.

Driveway Location OK
 4/17/97 *J. K. [Signature]*

SOUTH RIM FILING NO. FIVE

