

FEE \$ 10 -
TCP \$ -0 -

BLDG PERMIT NO. 60380

SIF 292 -

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 546 Pinnacle Court TAX SCHEDULE NO. 2945-083-27-010
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3881
FILING S BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
(1) OWNER O.P. Burch NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 622 Stanwell Road Box 445C NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
Beaufort SC 29903-4451
(1) TELEPHONE _____ USE OF EXISTING BLDGS New Res
(2) APPLICANT Merritt Const Inc DESCRIPTION OF WORK AND INTENDED USE: _____
Prunefony Court
(2) ADDRESS 2337 Pinnacle
(2) TELEPHONE 241-5164-210 0182 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 _____ from center of ROW, whichever is greater
Side 10' from PL Rear per plat 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).

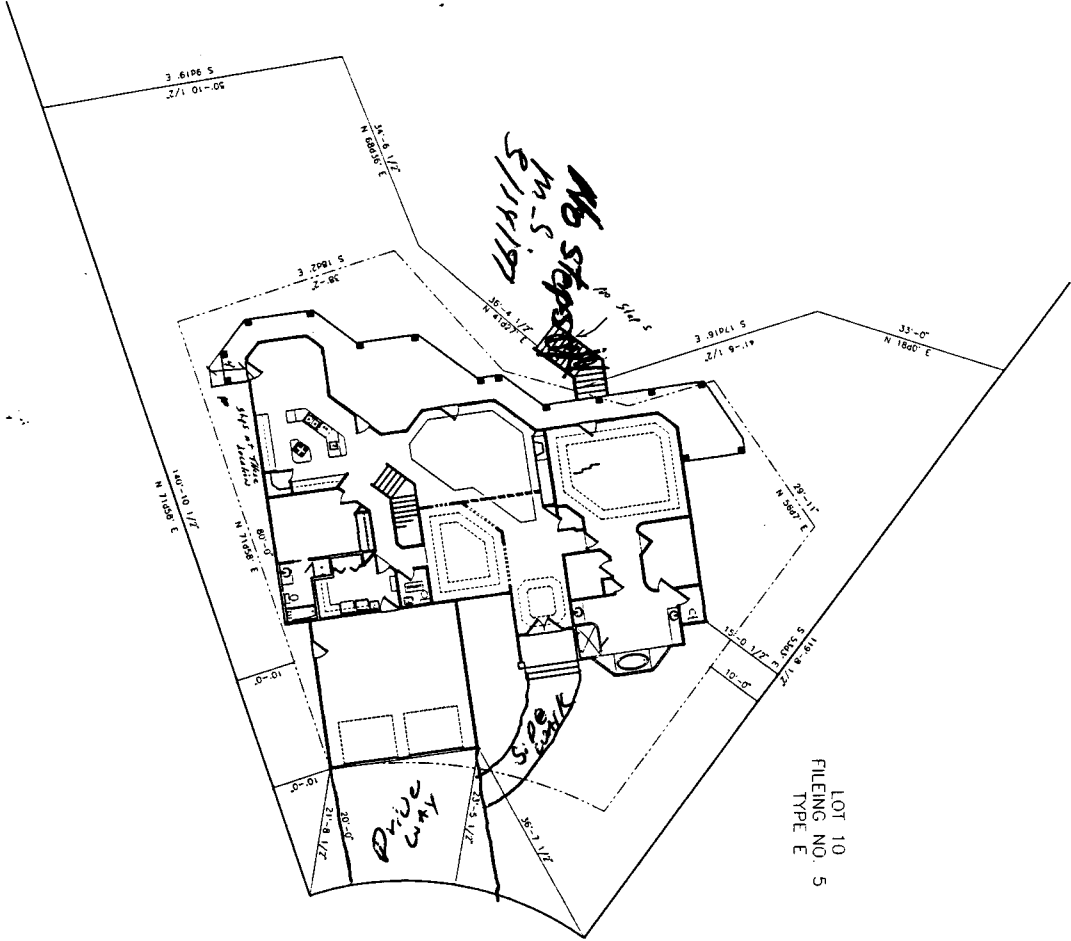
Applicant Signature [Signature] Date 5-14-97
Department Approval Marcia Rabideaux Date 5-16-97

Additional water and/or sewer tap fee(s) are required YES NO _____ W/O No. 10183
Utility Accounting [Signature] Date 5/16/97

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)

PLOT PLAN
SCALE 1" = 10'



ACCEPTED MR 5-16-97
 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 O.K.
 W. Schreck
 5/16/97

5440
 PINNACLE COURT

LOT 10
 FILEING NO. 5
 TYPE E

DATE	5-11-97
BY	SMG
PROJECT	LOT-10.DWG
SCALE	1" = 10'

MERRITT CONSTRUCTION THE BURCH RESIDENCE	
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 Auto DRAFT COMPUTER AIDED DRAFTING GRAND JUNCTION, CO (970) 241-6782

REVISIONS	
1	5-12-97
2	5-13-97
3	5-15-97
4	5-18-97
5	
6	
7	