

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

\$ 302⁰⁰



BLDG PERMIT NO. 03210

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 547 Pinnacle Ct TAX SCHEDULE NO. 294508327006

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2520[#]

FILING 5 BLK — LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Premier Homes NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2351 South Rim DR.

(1) TELEPHONE (970) 242-9418 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Sane USE OF EXISTING BLDGS N/A ~~Single Family Residence~~

(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

(2) TELEPHONE —

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 per bldg. envelopes -

Maximum Height 28' CENSUS 1401 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 [Signature] Date 12-10-97

Department Approval Ronnie Edwards Date 12-11-97

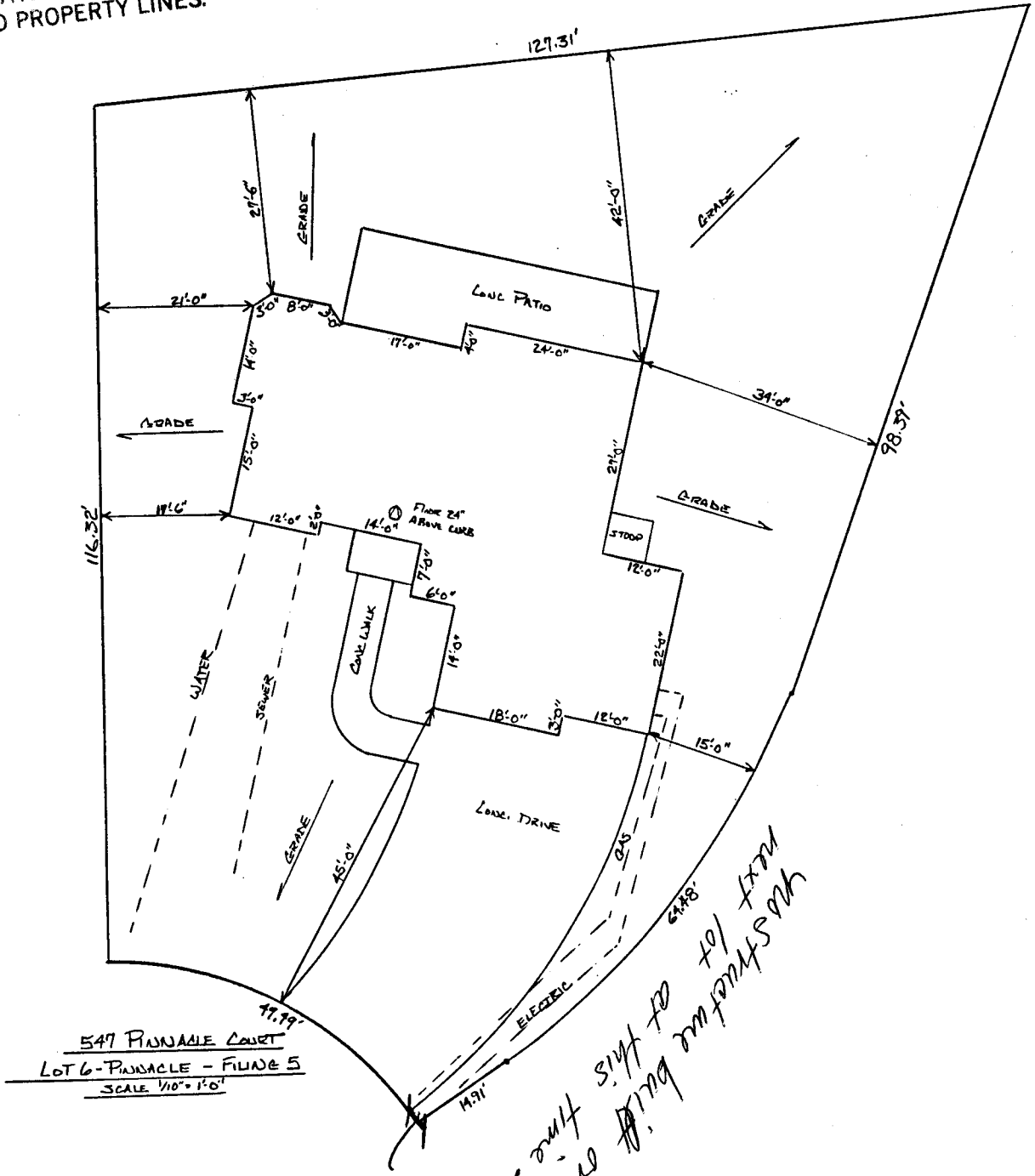
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10759

Utility Accounting [Signature] Date 12/11/97

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 *Ronnie 12/11/97*
 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.



547 PINNACLE COURT
 LOT 6 - PINNACLE - PHASE 5
 SCALE 1/10" = 1'-0"

225-72-770

MIN 5'

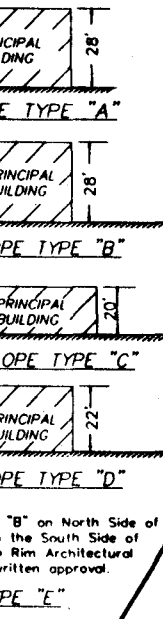
was structure built on this lot or fence - fence

DEVELOPER LOCATION
 O.K. *KL Ashbeck*
 12/10/97

Per Building Line Shown on Plat

BUILDING HEIGHT MEASURED FROM STREET SIDE FINISHED OF HIGHEST ROOF LINE RIDGE, EXCLUDING CHIMNEYS, ACES, AND VENT PIPES, OR SIMILAR ROOF PENETRATIONS. RESTRICTION ENVELOPES ARE AS SHOWN ON THIS

ORY OPEN AND UNCOVERED BALCONY DECK MAY FEET MAXIMUM OUTSIDE OF BUILDING ENVELOPE ON ILY, SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL TEN VAL. LEVEL AND UNCOVERED PORCHES, DECKS, AND TEND AND BUILDING ENVELOPES SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL. DISTANCE LINE INDICATES A LINE BEYOND WHICH NO OF ANY KIND ARE ALLOWED, INCLUDING, BUT NOT DING, LANDSCAPING, IRRIGATION, PATIOS, AND FENCING.

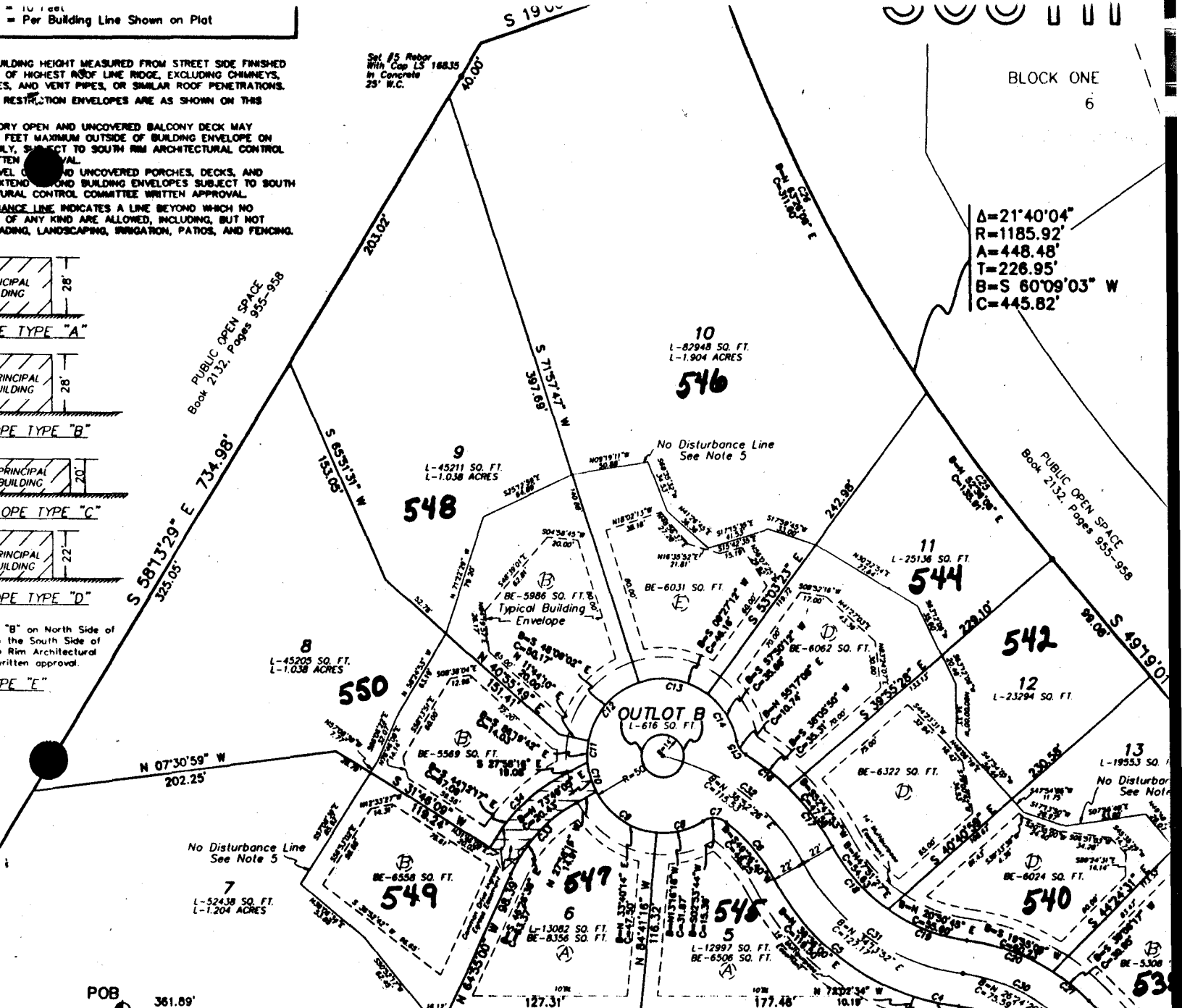


"B" on North Side of the South Side of the Rim Architectural written approval.

Set #5 Rebar With Cap LS 16835 In Concrete 25' W.C.

BLOCK ONE
6

$\Delta = 21^\circ 40' 04''$
 $R = 1185.92'$
 $A = 448.48'$
 $T = 226.95'$
 $B = S 60^\circ 09' 03'' W$
 $C = 445.82'$



POB
E 146.51'
361.89'

NE Corner NW1/4 SW1/4 Section 8, T15, R1W, UM MCSM #1138

N 00°03'18" E 520.14'
Book 1392, Page 638-639

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	178.00	83.87	83.71	S 63°32'13" E	172°21'31"	23.17
C2	122.00	123.00	117.43	S 18°41'18" E	87°48'23"	87.38
C3	83.00	82.28	81.13	S 28°24'20" W	38°22'18"	32.38
C4	182.00	56.34	56.35	S 12°35'18" W	104°44'18"	15.22
C5	182.00	122.34	118.50	N 38°38'00" E	43°17'08"	64.28
C6	118.00	48.87	48.25	S 28°28'40" W	23°35'48"	24.85
C7	13.50	18.36	15.92	S 87°53'44" W	89°30'08"	8.37
C8	50.00	32.43	31.87	N 13°18'18" W	37°02'00"	16.81
C9	50.00	48.48	47.50	N 33°40'14" E	58°43'00"	26.98
C10	50.00	20.58	20.43	N 73°49'08" E	23°34'41"	10.44
C11	50.00	14.08	14.03	S 86°19'42" E	18°07'44"	7.08
C12	50.00	58.58	50.17	S 48°09'02" E	60°13'51"	26.00
C13	50.00	47.98	48.18	S 09°27'15" W	54°53'51"	26.02
C14	50.00	38.47	35.88	N 87°50'15" W	41°47'08"	18.01
C15	13.50	11.08	10.72	N 87°50'15" W	48°53'18"	8.37
C16	182.00	26.38	26.38	S 86°36'50" W	12°30'23"	17.08
C17	182.00	57.78	47.58	S 82°52'53" W	18°33'23"	34.08
C18	118.00	38.17	34.88	N 31°31'33" W	28°48'15"	28.00
C19	118.00	38.17	34.88	N 30°50'45" E	37°55'08"	28.00
C20	137.00	60.73	60.13	N 19°58'08" W	25°23'55"	30.17
C21	137.00	51.02	39.48	S 39°08'19" W	12°58'23"	15.58
C22	78.00	78.88	75.48	N 18°41'18" E	37°48'22"	43.08
C23	88.00	77.48	77.41	S 42°52'51" W	08°28'02"	38.77
C24	88.00	11.98	11.98	S 50°08'50" W	01°39'57"	8.94
C25	1188.00	118.38	118.91	N 52°38'08" W	04°34'11"	68.07
C26	1188.00	312.30	311.30	N 52°38'08" W	13°05'53"	157.18
C27	222.00	88.58	82.18	S 05°28'12" E	132°18'12"	28.88
C28	200.00	88.58	86.48	S 05°48'13" E	154°47'20"	28.88
C29	160.00	100.00	86.67	N 18°41'18" E	37°48'22"	48.07
C30	118.00	77.00	75.38	S 82°24'20" W	38°22'18"	32.38
C31	140.00	132.00	127.17	N 34°13'58" W	54°01'24"	71.37
C32	140.00	118.00	115.50	S 38°52'28" W	48°44'43"	61.37
C33	160.00	84.48	83.37	S 48°28'38" E	38°56'43"	33.37
C34	120.00	84.00	87.00	S 44°12'17" E	32°28'02"	34.34

Assume the North line of the SE1/4, 8 to bear S 89°47'07" W, 1319.34 feet, recorded Plat of South Rim Filing No. Four, Pages 198-199.

LEGEND

MESA COUNTY OR BLM SURVEY MARKER