

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO. 63280

**PLANNING CLEARANCE**

*✓*

CALL WHEN READY (Single Family Residential and Accessory Structures)

**Community Development Department**

*Q - called 12-12-97*

BLDG ADDRESS 548 Pinnacle CT TAX SCHEDULE NO. 2945-083-27-009

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2688 + 1901 base

FILING 5 BLK - LOT 9 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. 81503

(1) TELEPHONE 244-8975 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Daniel R. Gearhart USE OF EXISTING BLDGS 0

(2) ADDRESS 2320-E 1/2 Rd. G.J. 81503 DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE 250-0822 (cell) S/F Residence w/3 car attached gar.

**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 \_\_\_\_\_ from PL Special Conditions See Bldg Envelope attached

Maximum Height 20' 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 Daniel R. Gearhart Date 12-10-97

Department Approval Bonnie Edwards Date 12-12-97

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 10763

Utility Accounting [Signature] Date 12/12/97

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)

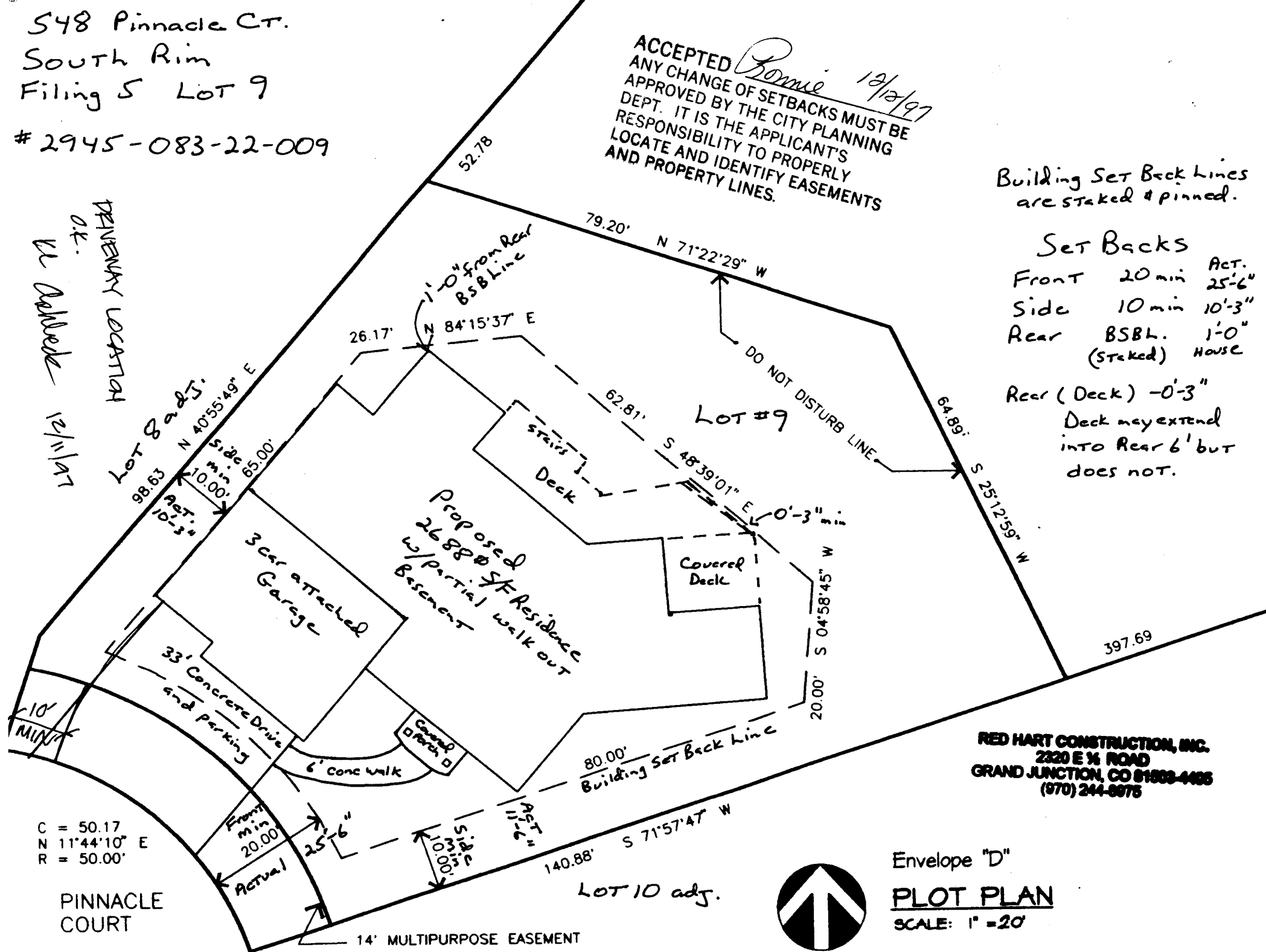
548 Pinnacle Ct.  
 South Rim  
 Filing 5 LOT 9  
 # 2945-083-22-009

ACCEPTED *Ronnie* 12/12/17  
 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.

Building Set Back Lines  
 are staked & pinned.

Set Backs  
 Front 20 min ACT. 25'-6"  
 Side 10 min 10'-3"  
 Rear BSB L. 1'-0"  
 (Staked) HOUSE

Rear (Deck) -0'-3"  
 Deck may extend  
 into Rear 6' but  
 does not.



DRIVEWAY LOCATION  
 O.K.  
*LC* Approved 12/11/17

C = 50.17  
 N 11°44'10" E  
 R = 50.00'

PINNACLE COURT

RED HART CONSTRUCTION, INC.  
 2320 E 1/2 ROAD  
 GRAND JUNCTION, CO 81503-4405  
 (970) 244-8975

Envelope "D"  
**PLOT PLAN**  
 SCALE: 1" = 20'



# SOUTH RIM

**BACK TABLE**  
Line Shown on Plot

MEASURED FROM STREET SIDE FINISHED LINE RIDGE, EXCLUDING CHIMNEYS, S, OR SIMILAR ROOF PENETRATIONS. LOPES ARE AS SHOWN ON THIS

COVERED BALCONY DECK MAY BE OUTSIDE OF BUILDING ENVELOPE ON SOUTH RIM ARCHITECTURAL CONTROL.

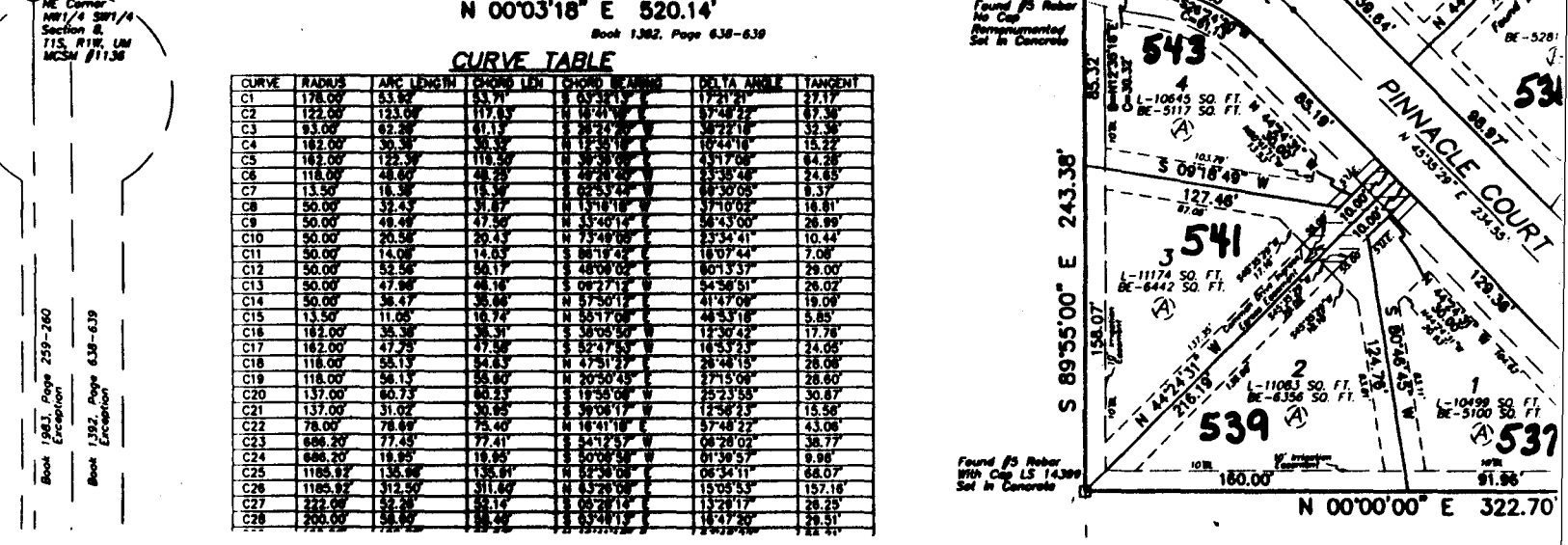
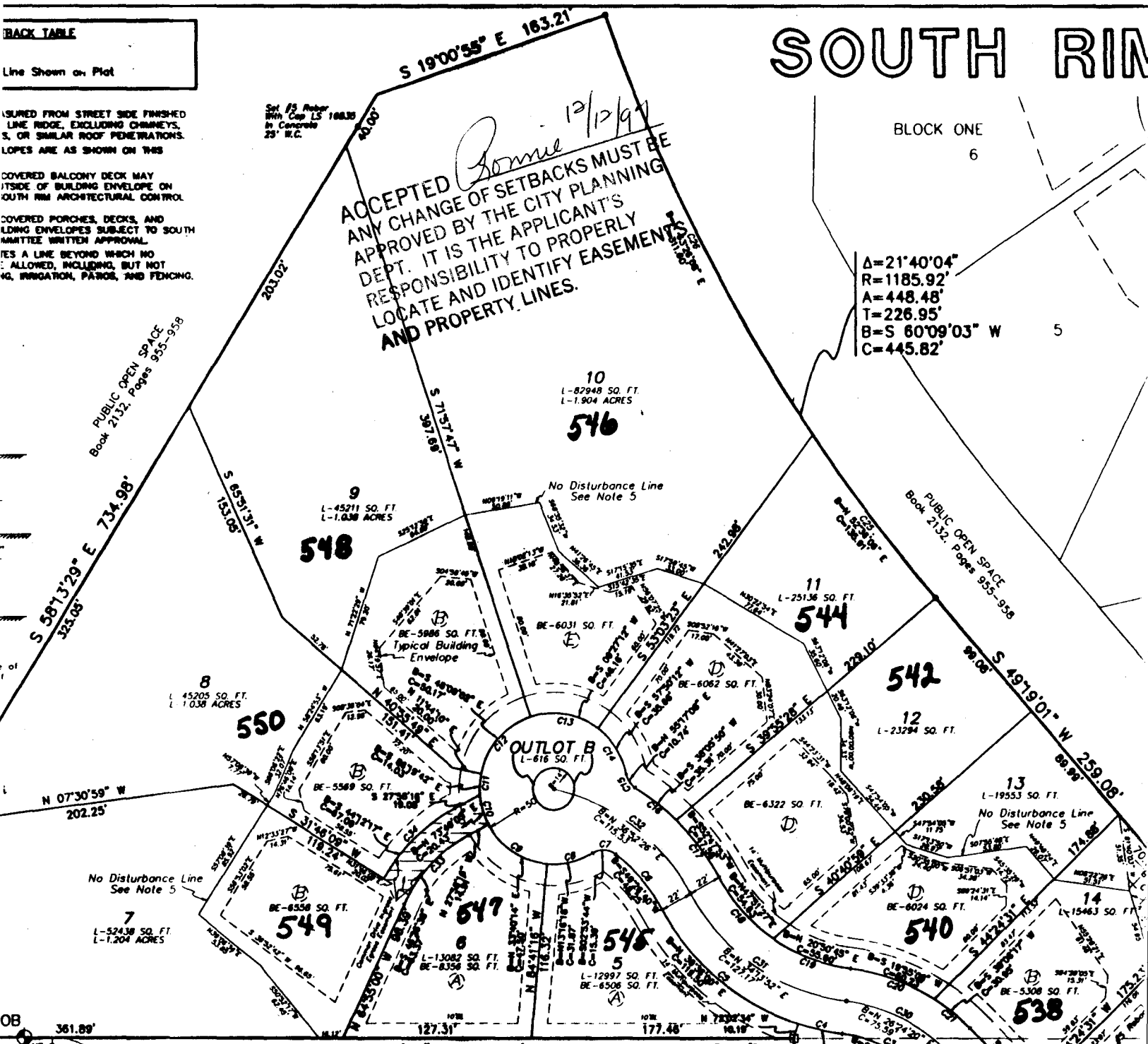
COVERED PORCHES, DECKS, AND LANDING ENVELOPES SUBJECT TO SOUTH RIM COMMITTEE WRITTEN APPROVAL. SETS A LINE BEYOND WHICH NO CONSTRUCTION IS ALLOWED, INCLUDING, BUT NOT LIMITED TO, IRRIGATION, PARKS, AND FENCING.

Set #5 Rebar With Cap LS 100.35 In Concrete 25' R.C.

*Rome* 12/12/97  
ACCEPTED  
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.

BLOCK ONE  
6

Δ=21'40"04"  
R=1185.92'  
A=448.48'  
T=226.95'  
B=S 60'09"03" W  
C=445.82'



N 00'03"18" E 520.14'  
Book 1382, Page 638-639

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	178.00	63.87	63.79	N 85°21'17"	17°31'31"	37.17
C2	122.00	123.00	117.83	N 85°21'17"	17°31'31"	67.36
C3	83.00	63.26	61.13	N 85°21'17"	17°31'31"	32.36
C4	182.00	50.36	50.36	N 17°31'31"	10°24'16"	15.32
C5	182.00	129.36	118.36	N 17°31'31"	13°17'08"	64.38
C6	118.00	48.67	48.25	N 85°21'17"	17°31'31"	24.65
C7	13.50	18.36	18.36	N 85°21'17"	17°31'31"	9.37
C8	50.00	31.43	31.67	N 17°31'31"	17°10'02"	18.81
C9	50.00	48.48	47.56	N 33°40'14"	26°43'00"	26.89
C10	50.00	28.58	28.43	N 75°48'08"	13°34'41"	10.44
C11	50.00	14.08	14.03	S 86°16'42"	18°07'44"	7.08
C12	50.00	32.56	32.17	S 48°04'08"	30°13'37"	29.00
C13	50.00	47.84	46.16	S 08°27'13"	34°56'51"	28.02
C14	50.00	36.47	35.88	N 57°50'11"	41°47'08"	19.09
C15	13.50	11.05	10.74	N 85°17'08"	48°53'18"	5.85
C16	182.00	35.36	35.31	S 36°03'59"	12°30'42"	17.78
C17	182.00	47.25	47.58	S 82°47'52"	18°55'23"	24.08
C18	118.00	55.13	54.63	N 47°51'23"	28°48'15"	28.08
C19	118.00	56.13	55.60	N 20°50'45"	27°15'08"	28.08
C20	137.00	60.73	60.23	S 19°58'08"	25°23'58"	30.87
C21	137.00	31.02	30.85	S 39°08'11"	12°58'23"	15.58
C22	78.00	78.89	75.40	N 16°41'18"	37°48'22"	43.08
C23	686.20	77.43	77.41	S 24°27'57"	08°28'02"	38.77
C24	686.20	18.95	18.95	S 30°09'39"	01°39'57"	8.98
C25	1185.92	135.98	135.91	N 82°34'08"	06°34'11"	68.07
C26	1185.92	312.50	311.84	N 83°28'08"	15°05'53"	157.16
C27	222.00	52.28	52.14	S 08°28'13"	13°28'17"	28.25
C28	200.00	58.87	58.49	S 83°48'13"	18°47'20"	29.51

ME Corner NW1/4 SW1/4 Section 8, T15, R18, UM MCSM #1138  
Book 1983, Page 259-260  
Book 1392, Page 638-639

Found #5 Rebar No Cap Remounted Set in Concrete

Found #5 Rebar With Cap LS 14389 Set in Concrete