

FEE \$	0 <sup>00</sup>
TCP \$	0
SIE \$	292 <sup>00</sup>



BLDG PERMIT NO. U4078

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 550 Pinnacle Ct. TAX SCHEDULE NO. 2945-083-22-008  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2559<sup>sq</sup> main Level  
 FILING 5 BLK - LOT 8 SQ. FT. OF EXISTING BLDG(S) 1614 w/o Basement  
 (1) OWNER RED HART Const. Inc. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2320 - E 1/2 Rd. G.S. 81503  
 (1) TELEPHONE (970)-244-8975 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Daniel R. Geerhart pres. USE OF EXISTING BLDGS -  
 (2) ADDRESS Same - owner/contractor DESCRIPTION OF WORK AND INTENDED USE: New S/F  
 (2) TELEPHONE cell- 250-0822 Home w 3 car attached garage & walk out  
Basement

**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't \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear per bldg code from PL Special Conditions ALCO approval  
 Maximum Height F=20' R=28' req'd.  
 CENSUS 1401 TRAFFIC 91 ANN# \_\_\_\_\_

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. Geerhart Date Feb 22, 1998

Department Approval Antonia Costello Date 2-24-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11021 TR 83891

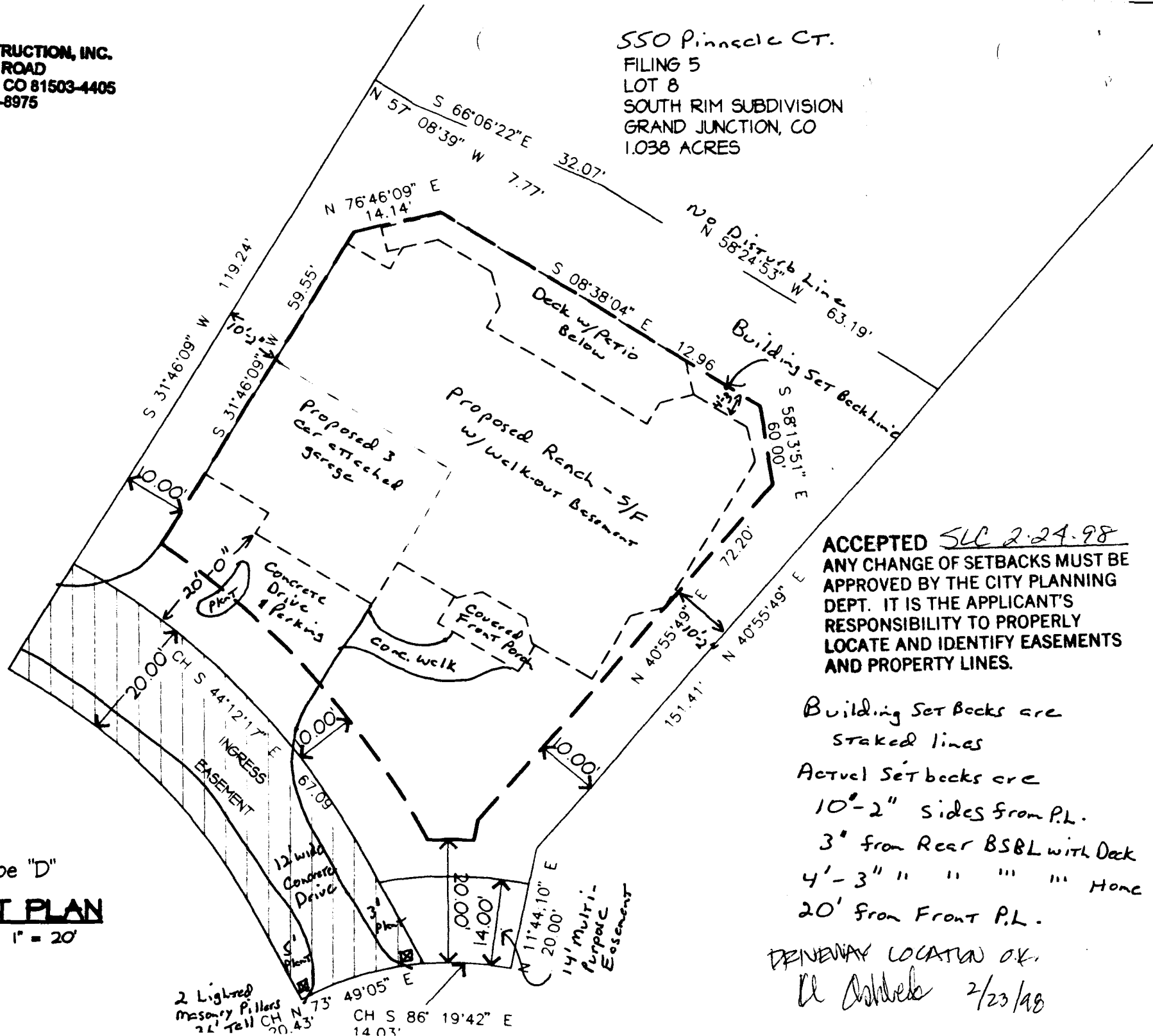
Utility Accounting Chad Anderson Date 2-24-98

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)

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

550 Pinnacle Ct.  
 FILING 5  
 LOT 8  
 SOUTH RIM SUBDIVISION  
 GRAND JUNCTION, CO  
 1.038 ACRES



ACCEPTED SLC 2.24.98  
 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 Backs are staked lines  
 Actual Setbacks are  
 10'-2" Sides from P.L.  
 3" from Rear BSBL with Deck  
 4'-3" " " " " " Home  
 20' from Front P.L.

DRIVEWAY LOCATION OK.  
 D. Ashbeck 2/23/98



Envelope "D"

**PLOT PLAN**

SCALE: 1" = 20'

2 Lighted Masonry Pillars 24" Tall CH N 73° 49'05" E 14.03'  
 14' Multi-Purpose Easement  
 11'44.10" E 20.00'  
 20.00'  
 14.00'  
 20.00'  
 11'44.10" E 20.00'