

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO.	70940
-----------------	-------

**PLANNING CLEARANCE**

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



BLDG ADDRESS 542 Pinnacle Ct TAX SCHEDULE NO. 2945-083-27-012  
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4403  
 FILING BLK 5 LOT 12 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER L.V. & Nancy S. Hanson NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2749 Saddlehorn Rd  
 (1) TELEPHONE 242 7066 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT SMC USE OF EXISTING BLDGS NA  
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) TELEPHONE " CONSTRUCTION - single family

**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 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL Rear per bldg Envelope Special Conditions \_\_\_\_\_  
 Maximum Height 22' rear 20' front CENSUS 91 TRAFFIC 1401 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 4/3/99  
 Department Approval [Signature] Date 6-28-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12433  
 Utility Accounting [Signature] Date 6-28-99

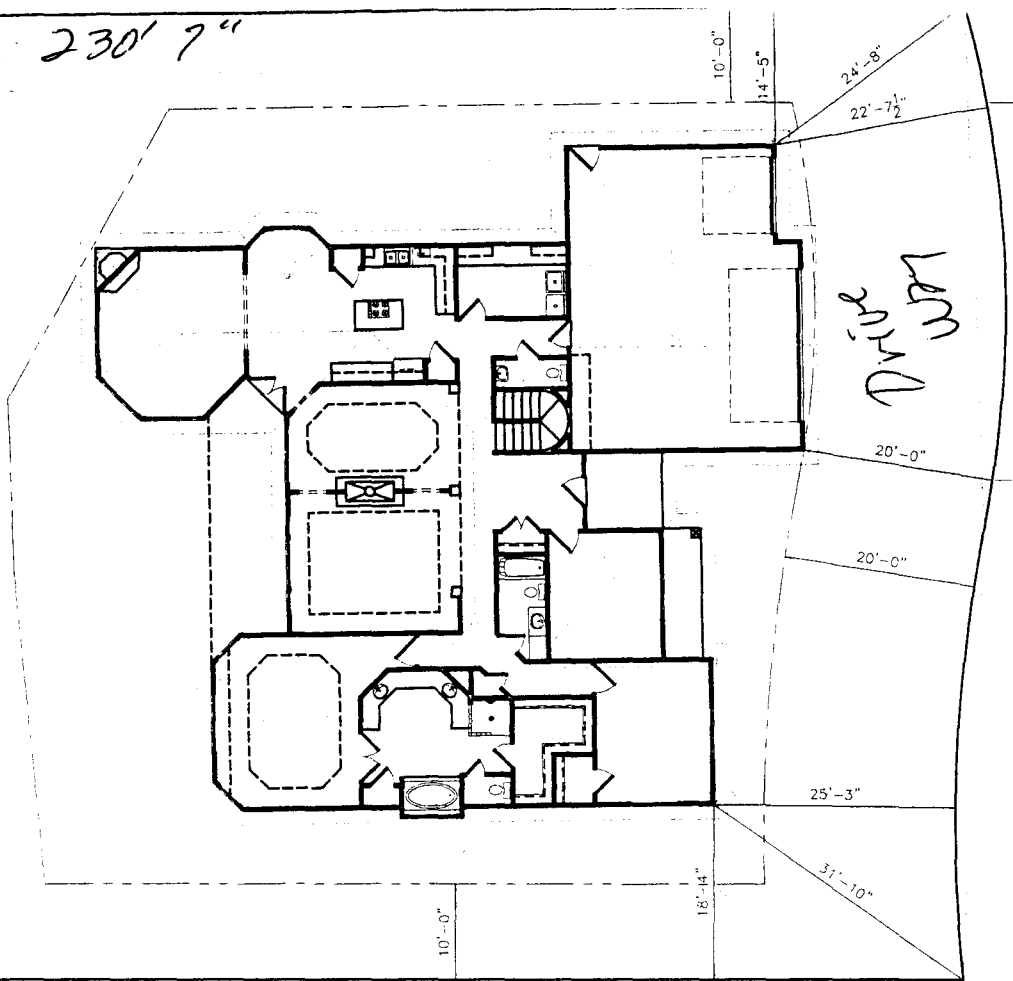
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

325d40'59"

230' 7"

99' 1"



229'-1 1/4"

SLC 6/28/99  
 DRIVE O.K.  
 PROPERTY LINES  
 EASEMENTS  
 AND PROPERTY LINES.

6/28/99  
 DRIVE O.K.  
 V.M.M.