

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO.	68759
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>544 Prairie</u>	TAX SCHEDULE NO. <u>2945-083-27-011</u>
SUBDIVISION <u>Smith Run</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>4836</u>
FILING <u>5</u> BLK <u>1</u> LOT <u>11</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Leo & Emily Patrick</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS _____	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>1-303-985-7429</u>	USE OF EXISTING BLDGS <u>new Res</u>
(2) APPLICANT <u>Merritt Const Inc.</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>2337 Prairie Ct.</u>	
(2) TELEPHONE <u>241-5164 250-1712</u>	<u>new Res.</u>

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 <u>PH-35</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req't <u>2</u>
Side <u>10'</u> from PL Rear <u>*</u> from PL	Special Conditions <u>* per bldg line shown on plat - ACC approval req'd</u>
Maximum Height <u>20'</u>	CENSUS _____ TRAFFIC _____ 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 <u>[Signature]</u>	Date <u>2-17-99</u>
Department Approval <u>[Signature]</u>	Date <u>2-23-99</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11955

Utility Accounting [Signature] Date 2/23/99

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)

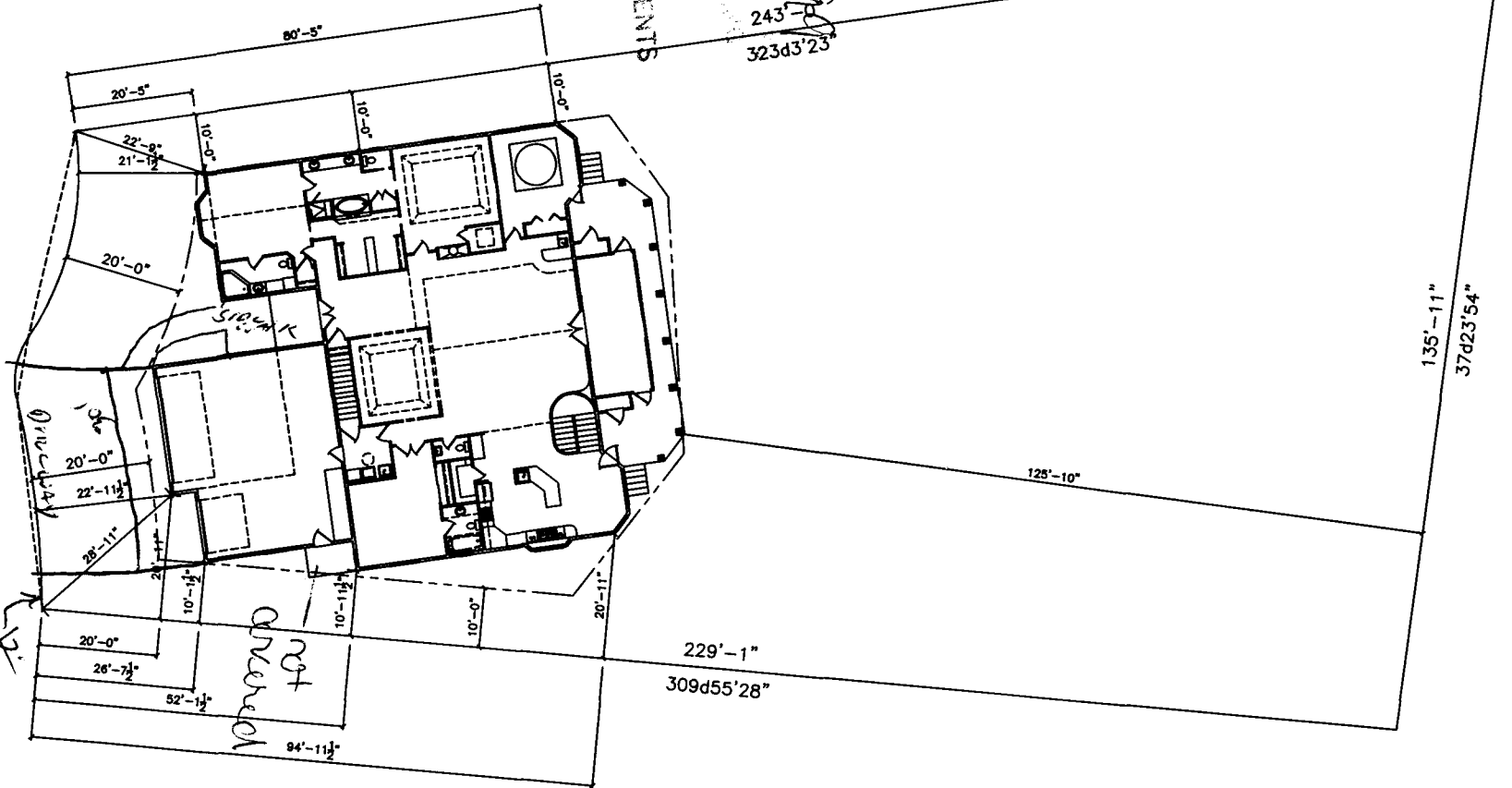
NOTICE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED BY 22304
2017 CHANDLER
APPROVED BY
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

544 LOT 11
PINNACLE COURT
SOUTH RIM FILING FIVE

*Review OK @ 10/10/17
Curt Brown
2-19-19*

*not
overl
10'
must be 10' of the street.*



PLOT PLAN
SCALE: 1" = 10' (EXCEPT WHERE NOTED)