

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 70937

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 549 Pinnacle TAX SCHEDULE NO. 2945-083-27-007
 SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3088
 FILING 3 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER O.P. Bunch NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 549 Pinnacle
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____
 (2) APPLICANT MERRITT SIXBEY USE OF EXISTING BLDGS New Res
 (2) ADDRESS 2337 Promontory Court DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-5164 250-1712 New Res

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 PR3.5 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 per envelope from PL Special Conditions ACCD req'd
 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).

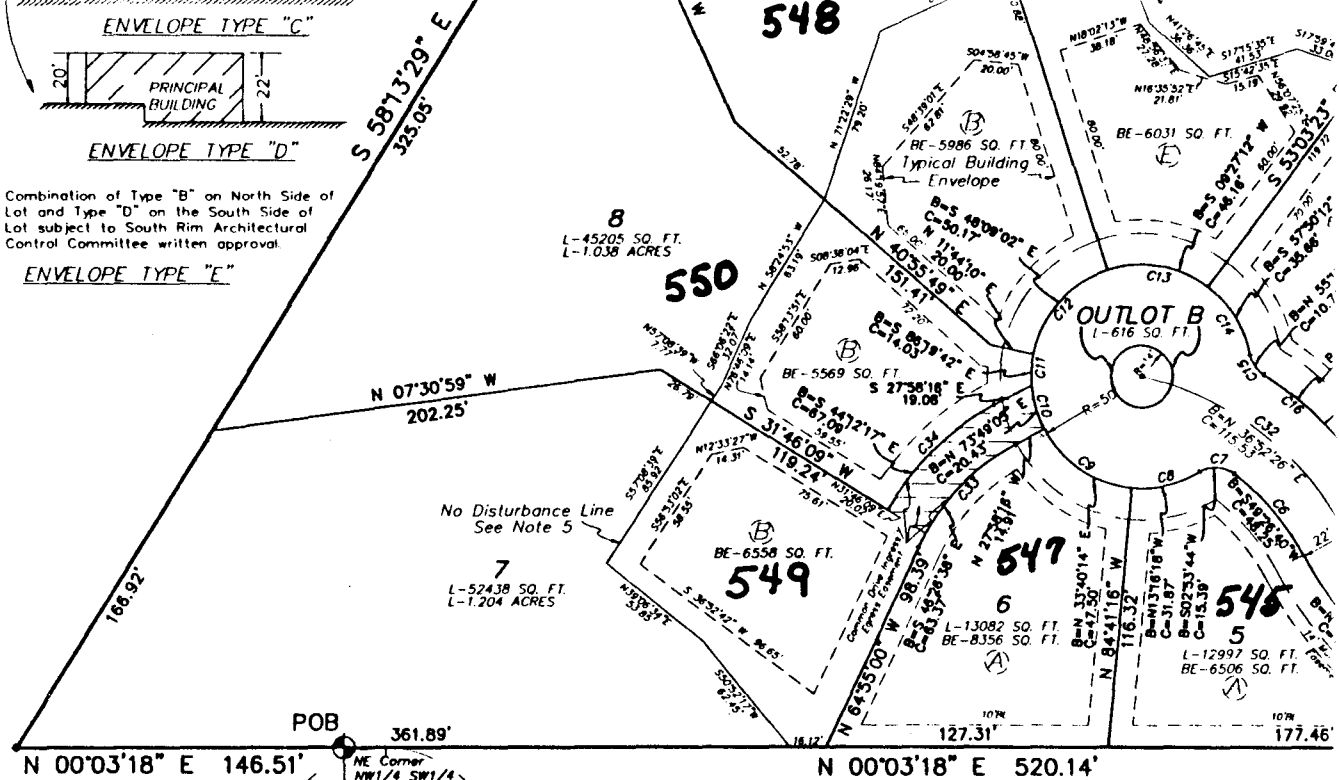
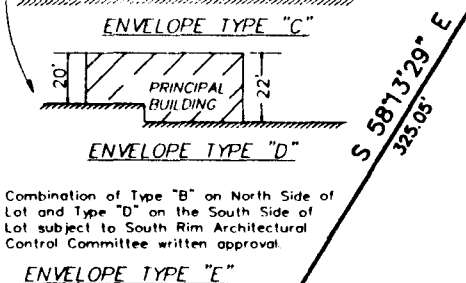
Applicant Signature [Signature] Date 6-25-99
 Department Approval Bonnie Edwards Date 6/25-99

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 12451

Utility Accounting [Signature] Date 6/30/99

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)



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	178.00	53.92	53.71	S 03°32'13" E	172°21'	27.17
C2	122.00	123.09	117.93	N 16°41'18" E	57°48'22"	67.36
C3	93.00	62.28	61.13	S 26°24'20" W	36°22'18"	32.36
C4	162.00	30.36	30.32	N 12°35'18" E	10°44'16"	15.22
C5	162.00	122.39	119.50	N 39°36'00" E	43°17'08"	64.28
C6	118.00	48.60	48.25	S 49°28'40" W	23°35'48"	24.65
C7	13.50	18.38	15.39	S 02°53'44" W	69°30'05"	9.37
C8	50.00	32.43	31.87	N 13°16'18" W	37°10'02"	18.81
C9	50.00	49.49	47.50	N 33°40'14" E	56°43'00"	26.99
C10	50.00	20.58	20.43	N 73°49'05" E	23°34'41"	10.44
C11	50.00	14.08	14.03	S 86°19'42" E	16°07'44"	7.08
C12	50.00	52.56	50.17	S 48°09'02" E	60°13'37"	29.00
C13	50.00	47.98	46.16	S 09°27'12" W	54°58'51"	26.02
C14	50.00	36.47	35.66	N 57°50'12" E	41°47'09"	19.09
C15	13.50	11.05	10.74	N 55°17'08" E	46°53'18"	5.85
C16	162.00	35.38	35.31	S 38°05'50" W	12°30'42"	17.76
C17	162.00	47.75	47.58	S 52°47'53" W	16°53'23"	24.05
C18	118.00	55.13	54.63	N 47°51'27" E	26°46'15"	28.08
C19	118.00	56.13	55.60	N 20°50'45" E	27°15'09"	28.60
C20	137.00	60.73	60.23	S 19°55'08" W	25°23'55"	30.87
C21	137.00	31.02	30.95	S 39°06'17" W	12°58'23"	15.58
C22	78.00	78.69	75.40	N 16°41'18" E	57°48'22"	43.06
C23	686.20	77.45	77.41	S 54°12'57" W	08°28'02"	38.77
C24	686.20	19.95	19.95	S 50°08'58" W	01°39'57"	9.98
C25	1185.92	135.98	135.91	N 52°36'06" E	06°34'11"	68.07
C26	1185.92	312.50	311.60	N 63°28'08" E	15°05'53"	157.16
C27	222.00	52.28	52.14	S 05°28'14" E	13°29'17"	26.25
C28	200.00	58.60	58.40	S 03°49'13" E	18°47'20"	29.51
C29	100.00	100.89	96.87	N 16°41'18" E	57°48'22"	55.21
C30	115.00	77.02	75.59	S 26°24'20" W	36°22'18"	40.02
C31	140.00	132.00	127.17	N 34°13'52" E	54°01'24"	71.37
C32	140.00	119.09	115.53	S 36°52'26" W	48°44'17"	63.42
C33	100.00	64.48	63.37	S 46°26'38" E	36°56'43"	33.41
C34	120.00	68.00	67.09	S 44°12'17" E	32°28'02"	34.94

Basis of bearings assume the North line of the SE1/4 SW1/4 of Section 8 to bear S 89°47'07" W, 1319.34 feet, as shown on the recorded Plat of South Rim Filing No. Four, in Plat Book 14, Pages 198-199. Both monuments on this line are Mesa County Survey Markers.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

AREA SUMMARY

LOTS	=	9.030 Acres	85.40%
OPEN SPACE	=	0.683 Acres	6.46%
ROAD ROW	=	0.861 Acres	8.14%
TOTAL	=	10.574 Acres	100.00%

- ⊙ MESA COUNTY
- SET CENTER
- SET ALUMINUM IN CONCRETE
- (R) RECORD MEASUREMENT
- FOUND REBAR
- ALUMINUM CAP ON No. 5 REBAR, F
- L=XXXX LOT AREA
- BE=XXXX AREA WITHIN

95150P2 Tue May 14 11:04:24 1996 bobk