

FEE \$	5.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 75280

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 538 Pinnacle Ct TAX SCHEDULE NO. 2945-083-27014

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900

FILING 5 BLK _____ LOT 14 SQ. FT. OF EXISTING BLDG(S) 2800 sq ft

(1) OWNER Mr + Mrs Tom Petty NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 538 Pinnacle Ct

(1) TELEPHONE 970-242-7343 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Merritt Construction USE OF EXISTING BLDGS Single family home

(2) ADDRESS 1420 Motor St. DESCRIPTION OF WORK AND INTENDED USE: finish

(2) TELEPHONE 970-241-5164 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 MAX 23 2000

SETBACKS: Front 25' from property line (PL) Parking Req'mt _____

or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height _____

CENSUS 1401 TRAFFIC 96 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 [Signature] Date 5-17-00

Department Approval [Signature] Date 5/23/00

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

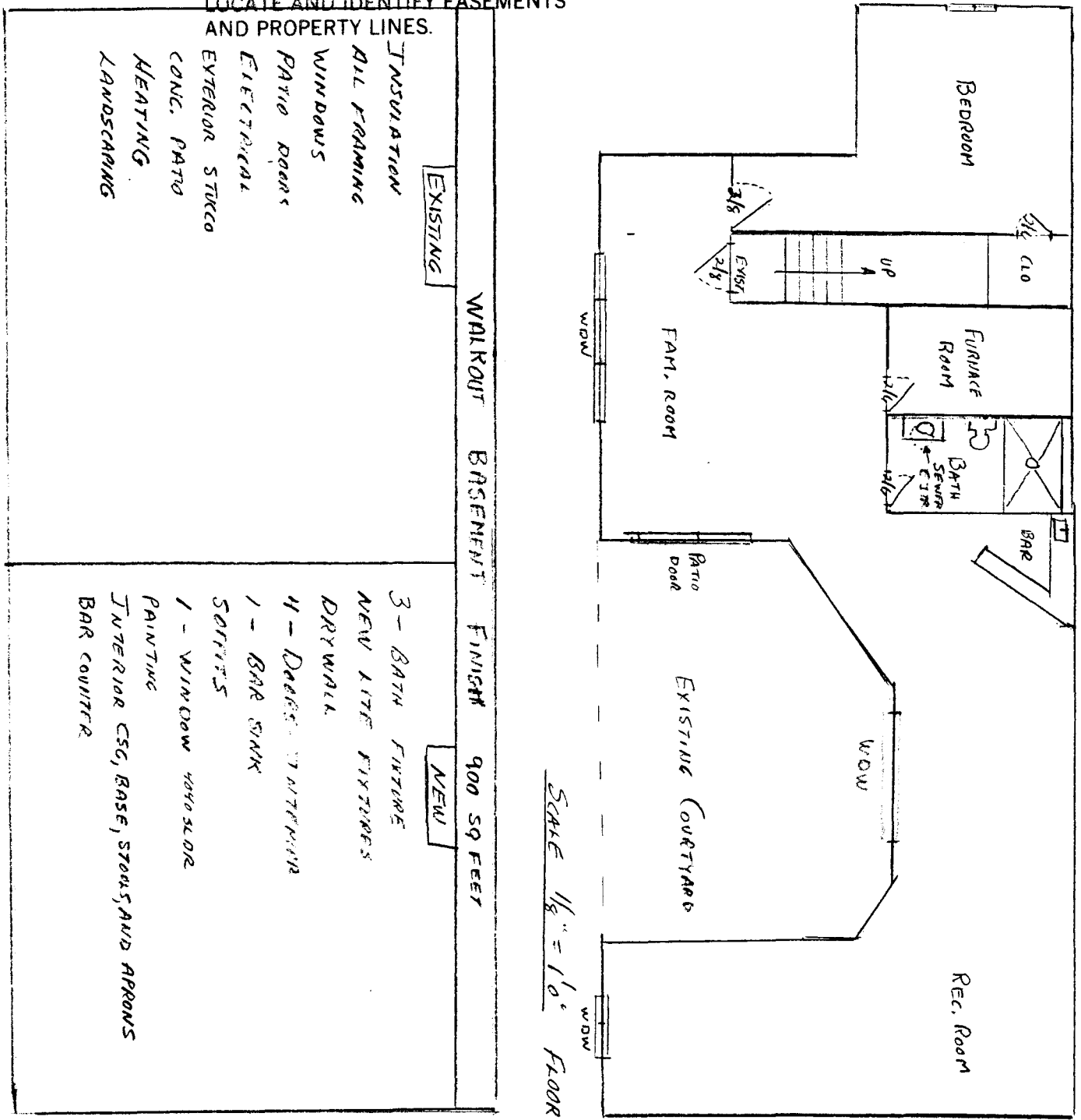
Utility Accounting T. Bensley Date 5/23/00

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)

Y/18u 5/23/00

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.



EXISTING

- INSULATION
- DIL FRAMING
- WINDOWS
- PATIO DOORS
- ELECTRICAL
- EXTERIOR STUCCO
- CONC. PATIO
- HEATING
- LANDSCAPING

WALKOUT BASEMENT FINISH 900 SQ FEET

NEW

- 3 - BATH FIXTURE
- NEW LITE FIXTURES
- DRYWALL
- 4 - DRESS VESTIBLES
- 1 - BAR SINK
- SORTITS
- 1 - WINDOW VOID SLOPE
- PAINTING
- INTERIOR CSG, BASE, STAIRS, AND APRONS
- BAR COUNTTR

SCALE 1/8" = 1'-0" FLOOR PLAN

MRS TOM PETTY
 538 PINNACLE COURT
 GRAND JUNCTION, COLO. 81503
 TAX No. 2945-083-27014