

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80314



Your Bridge to a Better Community

BLDG ADDRESS 549 Pinnacle Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-083-27007 SQ. FT. OF EXISTING BLDGS 3000

SUBDIVISION South Rim TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 5 BLK — LOT 7 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Ray + Dotty McDaniel NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 549 Pinnacle Ct USE OF EXISTING BUILDINGS New Res

(1) TELEPHONE 243-3392 DESCRIPTION OF WORK & INTENDED USE Finish Walk out Basement

(2) APPLICANT Merritt Construction TYPE OF HOME PROPOSED:
 ___ Site Built ___ Manufactured Home (UBC)
 ___ Manufactured Home (HUD)
 Other (please specify) Finish Basem

(2) ADDRESS 1420 Motor St.

(2) TELEPHONE 241-5164

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 PD Maximum coverage of lot by structures N/A

SETBACKS: Front — from property line (PL) Permanent Foundation Required: YES N/A
 or — from center of ROW, whichever is greater

Side — from PL, Rear — from PL Parking Req'mt same

Maximum Height — Special Conditions interior only - no kitchen facilities

CENSUS 1401 TRAFFIC 91 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 6/13/01

Department Approval Ronnie Edwards Date 6/14/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/P No. <u>paid 12451</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>6/14/01</u>

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)