

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



BLDG PERMIT NO. 168131

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2058 Pannier Ct. TAX SCHEDULE NO. 2947-151-00-130

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3288

FILING 4 BLK 1 LOT 22 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER Forrest Holgate NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2936 - G Rd

(1) TELEPHONE 243-6270 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Forrest Holgate USE OF EXISTING BLDGS Single Family Residence

(2) ADDRESS 2936 - G Rd DESCRIPTION OF WORK AND INTENDED USE: Construction

(2) TELEPHONE 243-6270 Single Family Residence

**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 1.7 Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 1402 TRAFFIC 89 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 Forrest Holgate Date 12-22-98

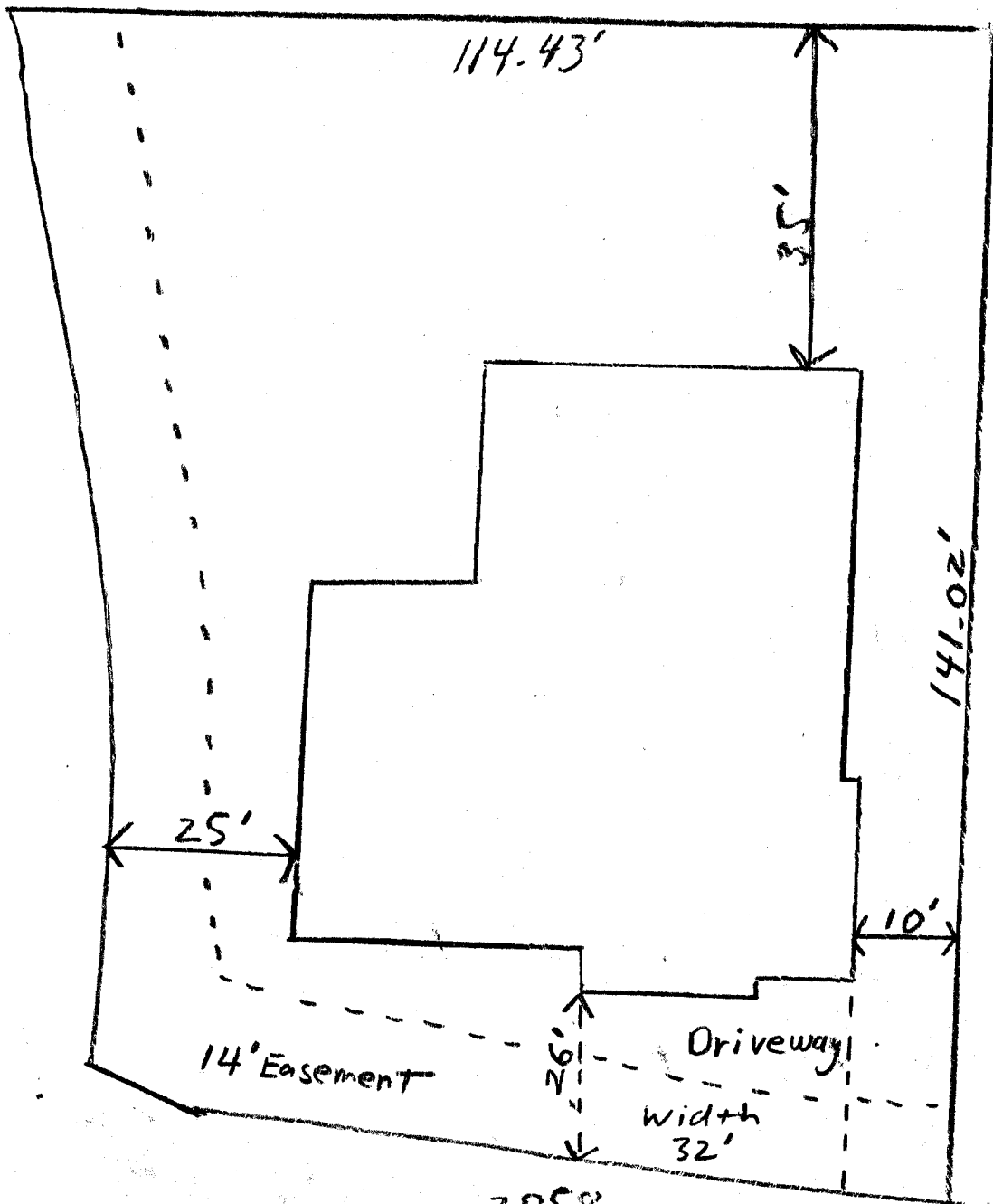
Department Approval Ante Costello Date 12-29-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11834

Utility Accounting Kranca Date 12/23/98

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)



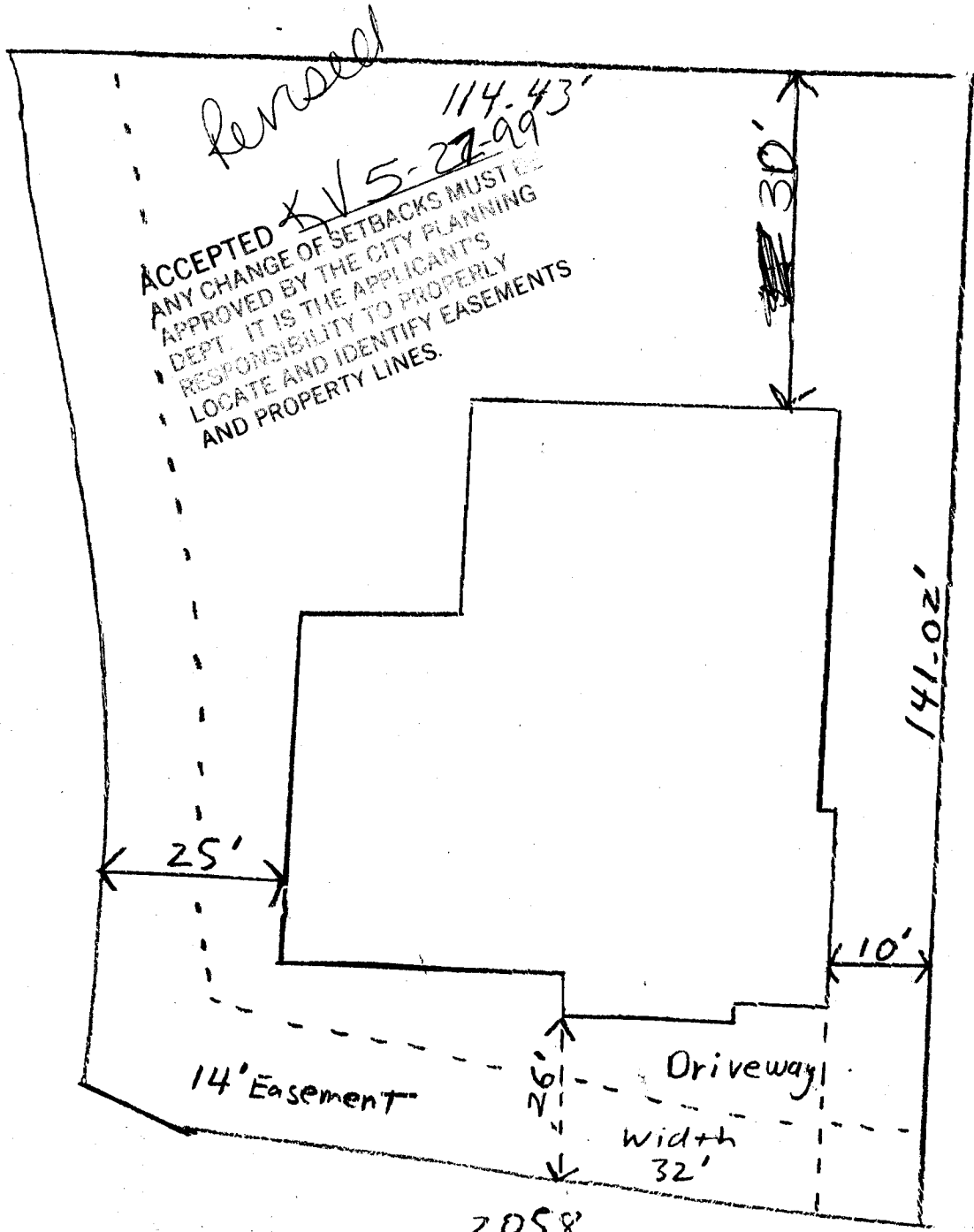
ACCEPTED  
APR 12 1998

SLC 12-23-98

2058

Pannier Court

*Drawn OK  
Put Down  
12-22-98*



Revised  
 ACCEPTED  $1/5-27-99$   
 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.



14' Easement

Driveway

Width  
32'

2058

Pannier Court

ACCEPTED  
 AN 12  
 500 12-23-98

Drive OK  
 Push Down  
 12-22-98