

FEE \$	10.-
TCP \$	
SIF \$	292.-



BLDG PERMIT NO. 107841

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

OLD #

00-180

BLDG ADDRESS 2061 - PANNIER COURT TAX SCHEDULE NO. NEW N.A. 7147-152-31-017

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S) ADDITION 2100

FILING 4 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER KEITH + ELIZABETH TATEYSON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 534 KINGSTON COURT GJCO

(1) TELEPHONE 970 242-0251 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DOUGLAS O. TATEYSON USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 534 KINGSTON CT. GJCO DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-242-0251 NEW HOME

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 402 TRAFFIC 07 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 Keith A. Tateyson by Douglas O. Tateyson Date 11-25-98

Department Approval [Signature] Date 11-25-98

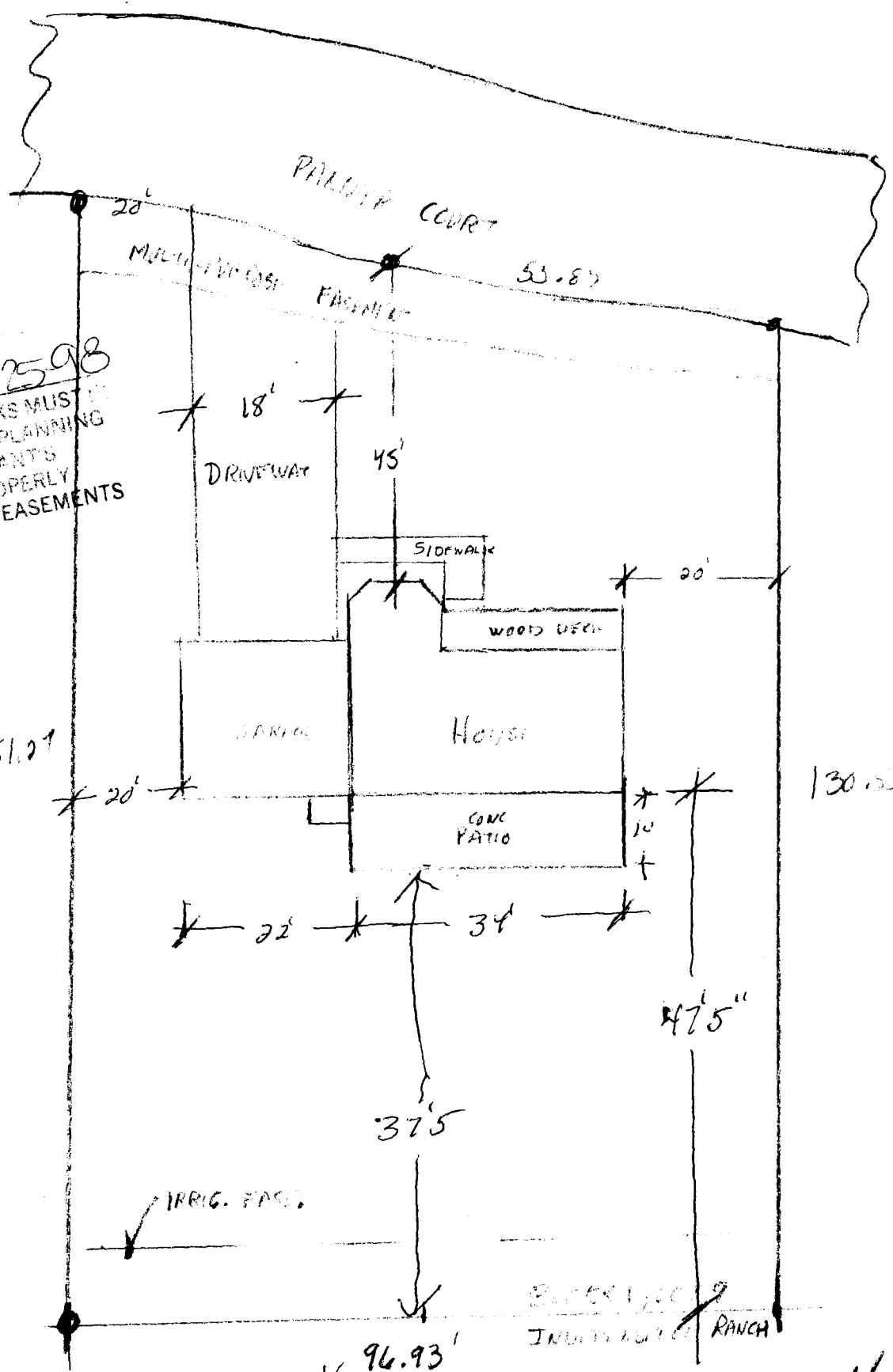
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11783

Utility Accounting K. Duncan Date 11/25/98

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 ~~XV~~ 11-25-98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Plot Plan

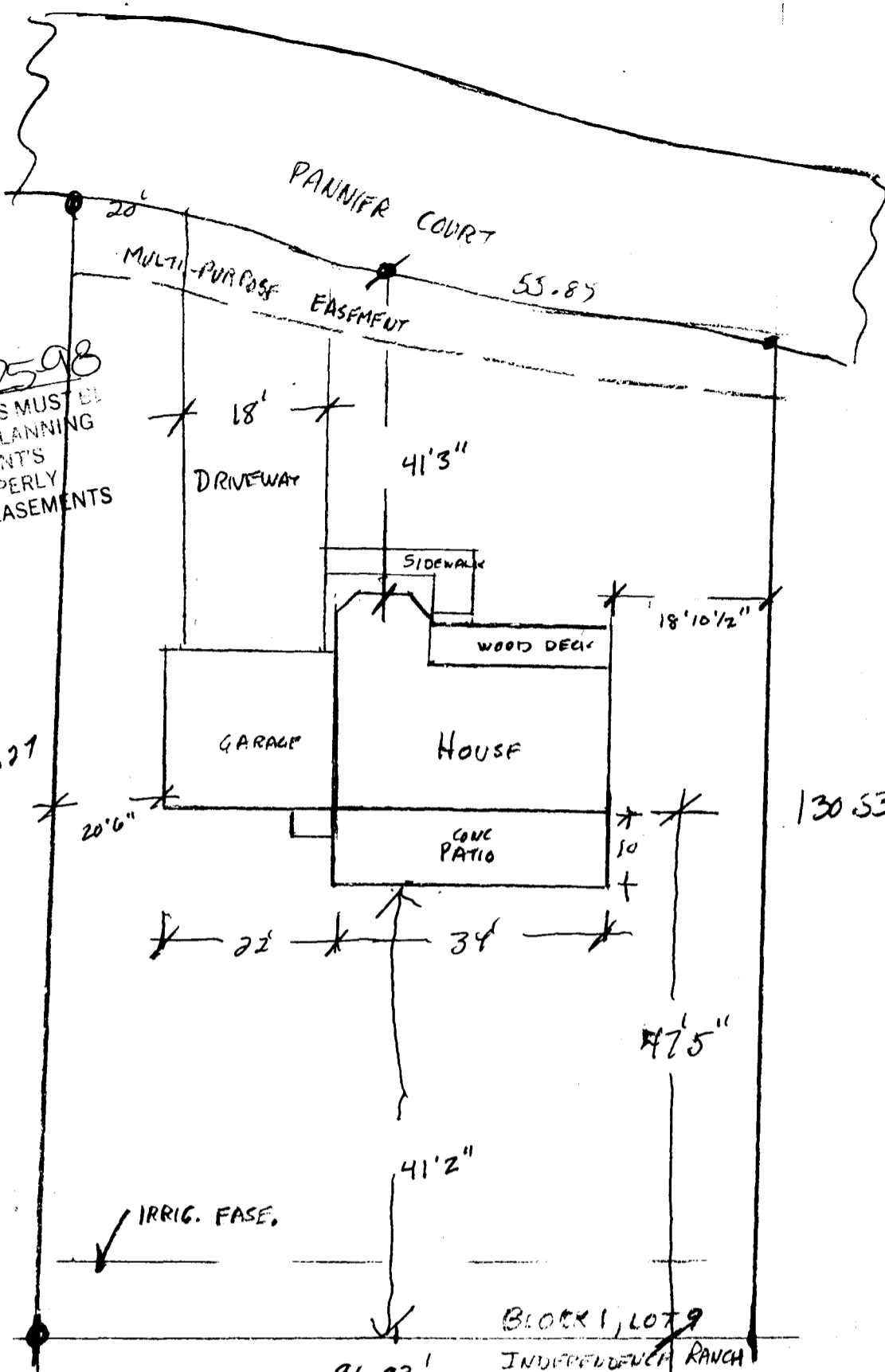
Done OK.
 Rick Dorn
 11-19-98

SCALE 1/2" = 10'

2001- PANNIER CT, GEO JAY, CO.

ACCEPTED *XV 11-25-98*
 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.

Amended
 ACCEPTED *12-10-98*
 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.



PLOT PLAN

*Done OK.
 Rick Davis
 11-19-98*

REITH THREYSON
 2061- PANNIER CT, GRD JCT, CO.

SCALE 1/2" = 10'0"