

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

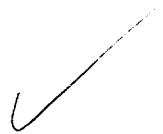


BLDG PERMIT NO. 67702

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS 2064 Pannier Ct TAX SCHEDULE NO. 2947-151-00-130  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3092  
 FILING 4 BLK 1 LOT 19 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER Forrest Holgate NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2936-6 Rd  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-243-6270  
 USE OF EXISTING BLDGS Residential  
 (2) APPLICANT Same as Owner DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Residential Construction

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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 PR1.7 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 Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL  
 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 11-18-98

Department Approval Antonia Costello Date 11-19-98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11778

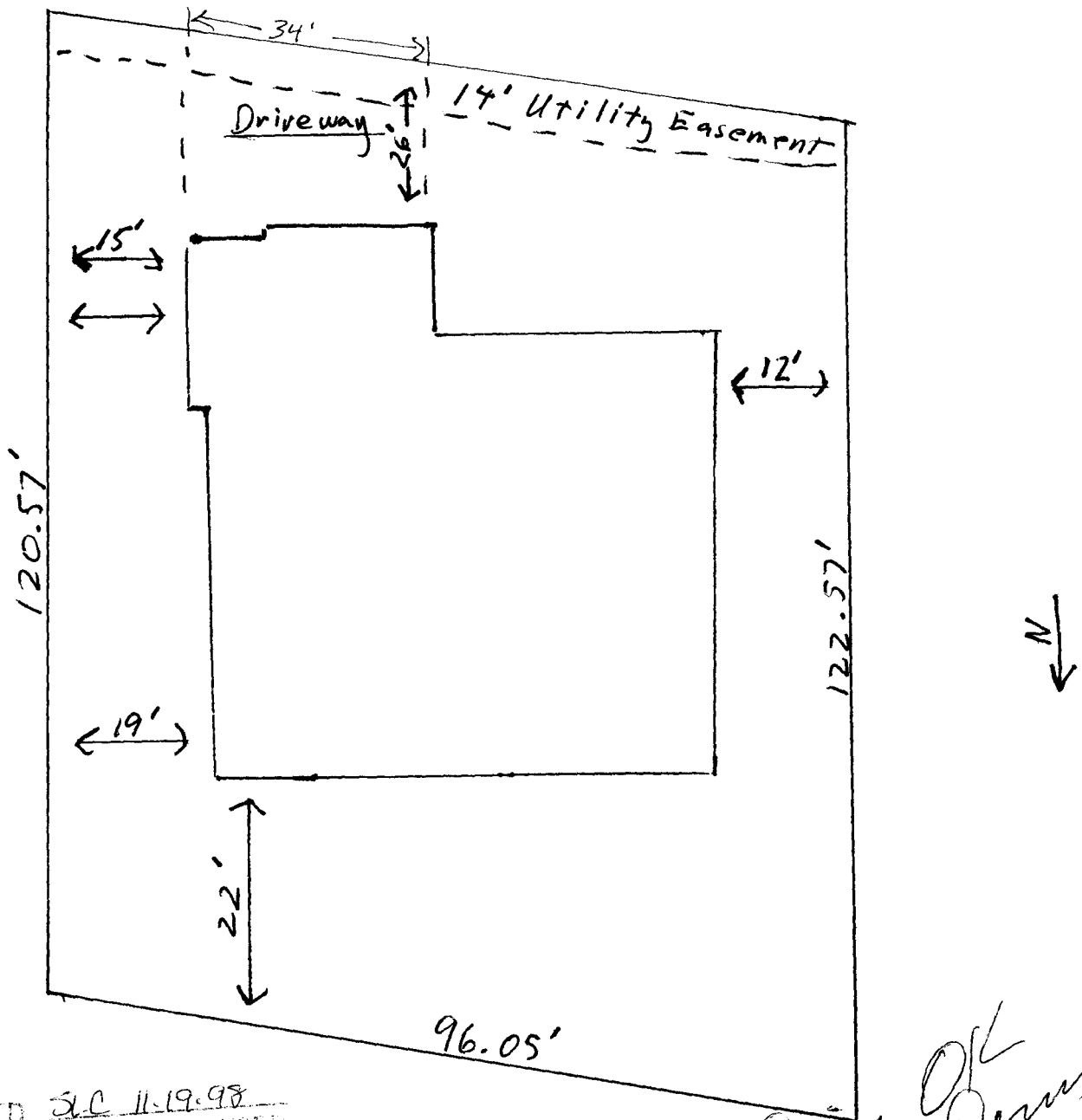
Utility Accounting Kaunc Date 11/23/98

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)

2064 Pannier Court

Pannier Court



ACCEPTED S.C. 11-19-98  
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.

Done OK  
Rick Harris  
11-18-98