

#72146

FEE \$	10
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 72146

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

EX

BLDG ADDRESS 2074 PANNIER Ct. TAX SCHEDULE NO. 2947-151-36-014 OK

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3689

FILING 4 BLK 1 LOT 14 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER ALBERT FISHER NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 453 Stepping Stone Clifton  
CO 81520 NO. OF BLDGS ON PARCEL

(1) TELEPHONE 970 256-4640 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MIKE FISHER USE OF EXISTING BLDGS SF RESIDENTIAL

(2) ADDRESS 453 Stepping Stone Clifton DESCRIPTION OF WORK AND INTENDED USE: NEW HOUSE

(2) TELEPHONE 970 256-4640

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 \_\_\_\_\_

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

Parking Req'mt 2 SPACES

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 Michael Fisher Date 9/13/99

Department Approval Bill N... Date 9-30-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12601

Utility Accounting Deli Overholt Date 9/30/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

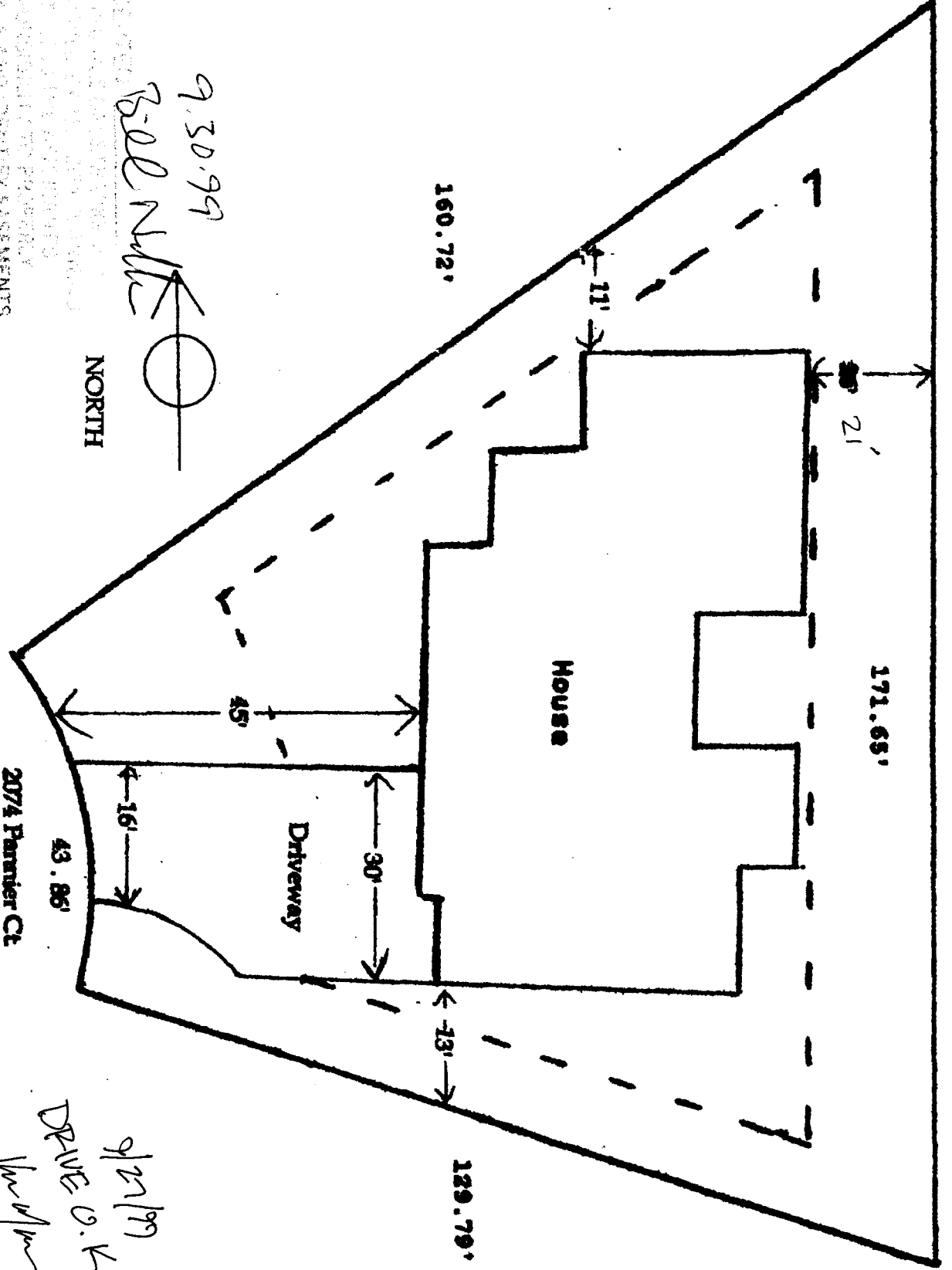
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROPOSED LOT TO PROPERTY  
AND ADJACENT EASEMENTS  
AND PROPERTY LINES

9.30.99

Bill Nye

NORTH



**Site Plan**

Scale: 1" = 20'

9/21/99  
DRIVE O.K.  
Wm Dyer