#72146



BLDG PERMIT NO 72146

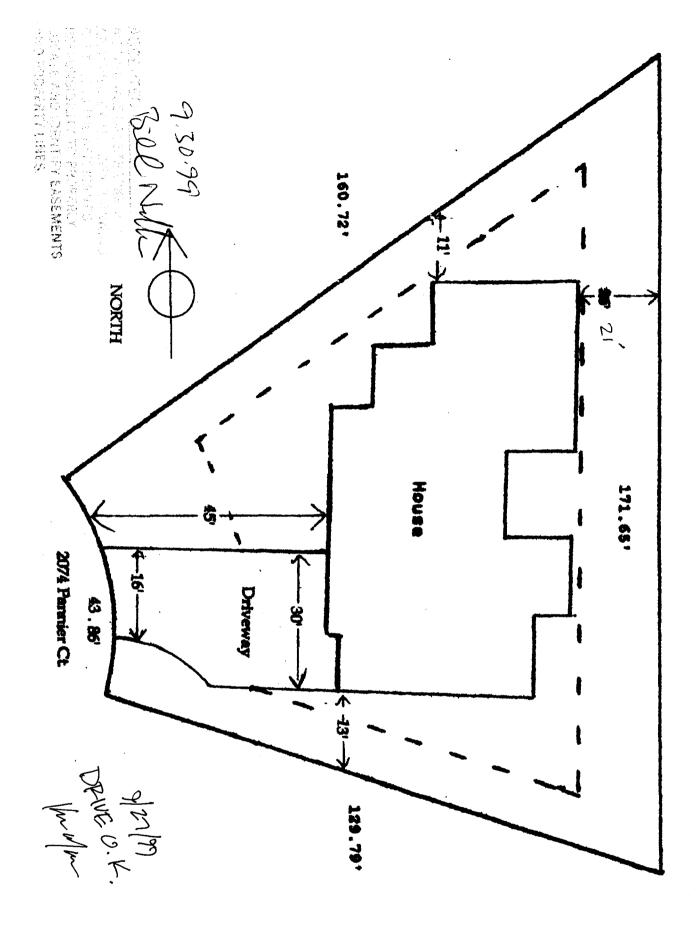
PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



SUBDIVISION TNEPENDENCE 2 AND SO. FT. OF PROPOSED BLDG(S)/ADDITION 3/LY SUBDIVISION TNEPENDENCE 2 AND SO. FT. OF PROPOSED BLDG(S)/ADDITION 3/LY SUBDIVISION TNEPENDENCE 2 AND SO. FT. OF PROPOSED BLDG(S)/ADDITION 3/LY SUBDIVISION TNEPENDENCE 2 AND SO. FT. OF PROPOSED BLDG(S)/ADDITION 3/LY SUBDIVISION TO SUBDIVISION TO SUBDIVISION THE CHIEF SUBDIVISION TO SUBDIVISION THE CHIEF SUBDIVISION TO SUBDIVISION THE CHIEF SUBDIVISION TO SUBDIVISION TO SUBDIVISION THE CHIEF SUBDIVISION TO SUBDIVISION THE CHIEF SUBDIVISION TO SUBDIVISION SUBDIVISION TO SUBDIVISION SUBDIVISION TO SUBDIVISION SUBDIVI		(P)
FILING 4 BLK LOT 4 SQ. FT. OF EXISTING BLDG(S) ***OWNER ALBORT FISHER NO. OF DWELLING UNITS BEFORE: O AFTER: THIS CONSTRUCTION NO. OF BLDGS ON PARCEL STAPPING STAPPING CHITCH NO. OF BLDGS ON PARCEL STAPPING ST	BLDG ADDRESS 2074 PANNIER Ct.	TAX SCHEDULE NO. 2947-151-36-014
OWNER AGORT FISHER NO OF DWELLING UNITS BEFORE:	SUBDIVISION INDEPENDENCE PANCH	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3689
BEFORE:	FILING 4 BLK LOT 14	SQ. FT. OF EXISTING BLDG(S)
*** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF ** ZONE	(1) OWNER ALBERT FISHER	NO. OF DWELLING UNITS
THIEPHONE 970 256 449 BEFORE: AFTER: THIS CONSTRUCTION APPLICANT MIKE FISHER USE OF EXISTING BLDGS FISH HOUSE APPLICANT MIKE FISHER USE OF EXISTING BLDGS FISH HOUSE APPLICANT MIKE FISHER USE OF EXISTING BLDGS FISHER HOUSE APPLICANT MIKE FISHER USE OF EXISTING BLDGS FISHER HOUSE APPLICANT MIKE FISHER USE OF EXISTING BLDGS FISHER HOUSE IN ADDRESS HIS APPLICANT MIKE FISHER HOUSE IN ADDRESS HIS APPLICANT HOUSE HOUSE IN ADDRESS HIS APPLICANT HOUSE HO	(1) ADDRESS 453 Stepping Stre Clitton	•
ADDRESS 453 Stepping See Cliffor DESCRIPTION OF WORK AND INTENDED USE: NEW How TELEPHONE 970 256-4440 REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all vroperty 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 72 1 7	1) TELEPHONE 970 256-4640	BEFORE: AFTER: THIS CONSTRUCTION
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all voperty 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	(2) APPLICANT MIKE FISHER	USE OF EXISTING BLDGS _ SF RESIDENTIAL
REQUIRED: One plot plan, on 8 %" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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	(2) ADDRESS 453 Stopping Stone Clifton	DESCRIPTION OF WORK AND INTENDED USE: NEW HOU:
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF STATES ZONE Comparison of the property line (PL) Parking Req'mt	(2) TELEPHONE 970 256-4640	
SETBACKS: Front		
Maximum Height 32 CENSUS 402 TRAFFIC 89 ANNX# 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 404 404 405 Additional water and/or sewer tap fee(s) are required: YES 400 405 Additional water and/or sewer tap fee(s) are required: YES 400 405 Additional W/O No. 405 Additi	ZONE PP_1_7 SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	Maximum coverage of lot by structures Parking Req'mt
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 Date 9 13 9 Additional water and/or sewer tap fac(s) are required: YES NO W/O No. Date 130199 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	•	
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Applicant Signature	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	
Department Approval		non-use of the building(s).
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12(0) Utility Accounting Date 130 99 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	Applicant Signature Vice William , Starker	Date 113 99
Utility Accounting Date 930 99 VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	Department Approval Department Approval	Date Date
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	Additional water and/or sewer tap fae(s) are required: YE	s/No_ W/O NO. 12(eD)



Site Plan

Scale: 1" = 20"