

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO.	69359
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W

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS Joss Pannier Ct. TAX SCHEDULE NO. 2947-151-36-006

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2050

FILING BLK 4/1 LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Bennett Const NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 833 24 1/2 Road. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-0795 USE OF EXISTING BLDGS New Single Family

(2) APPLICANT HARRY BENNETT DESCRIPTION OF WORK AND INTENDED USE: —

(2) ADDRESS Same

(2) TELEPHONE —

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 Special Conditions —

Side 10' from PL Rear 20' from PL
 Maximum Height 32' CENSUS 14102 TRAFFIC 39 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 [Signature] Date 3-26-99

Department Approval Ronnie Edwards Date 4/6/99

Additional water and/or sewer tap fee(s) are required, YES — NO ✓ W/O No. 12091

Utility Accounting [Signature] Date 4-6-99

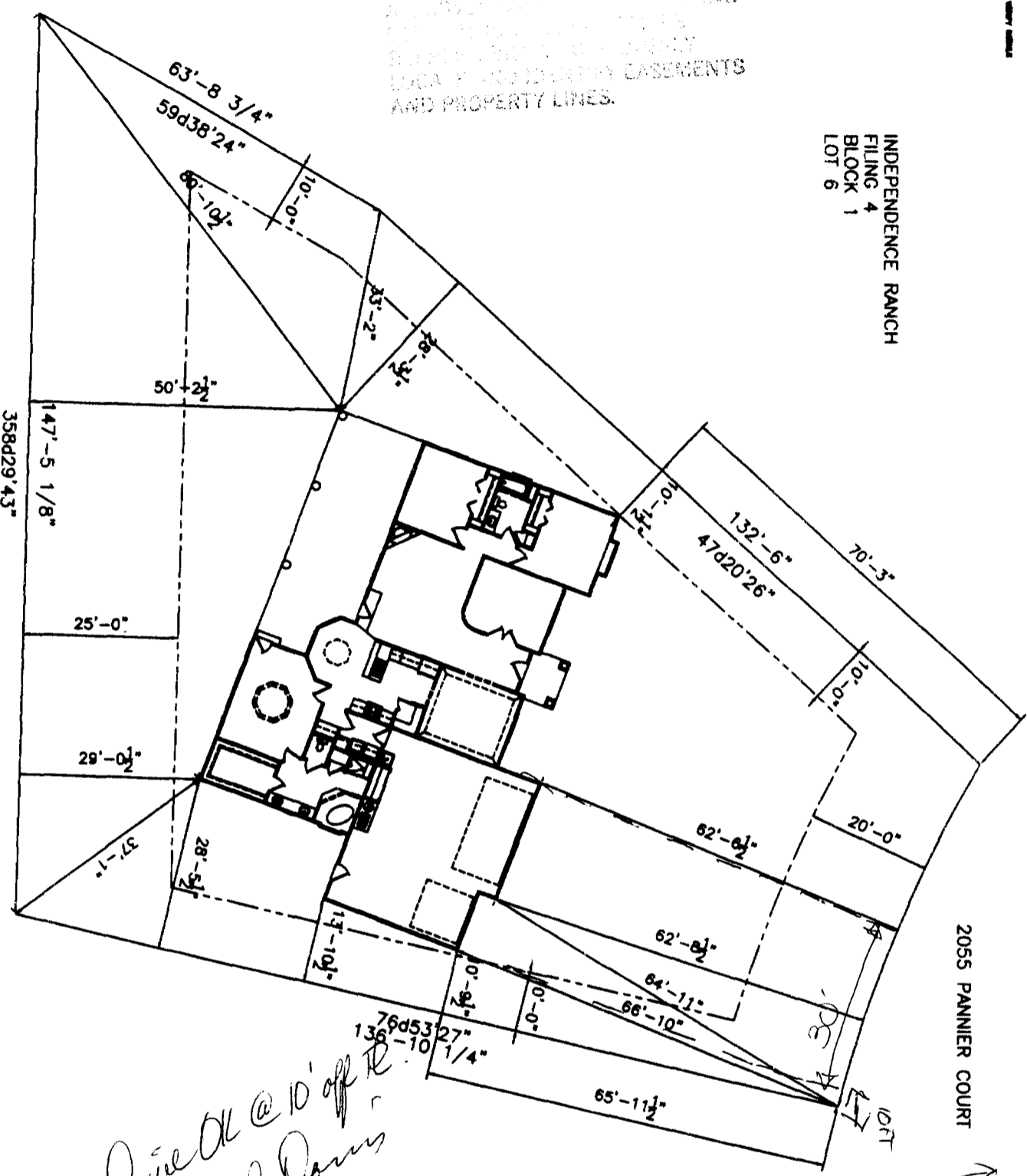
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

1. THE SURVEYOR'S SEAL SHALL BE PLACED ON OR NEAR THE CENTER OF THE SHEET.

ACCEPTED *Pamie* 4/6/99
FOR THE RECORD
THIS SURVEY HAS BEEN
EXAMINED AND FOUND
TO BE CORRECT
IN ACCORDANCE WITH
DATA & ADJUDICATED EASEMENTS
AND PROPERTY LINES.

INDEPENDENCE RANCH
FILING 4
BLOCK 1
LOT 6



2055 PANNIER COURT
↑ N

*Drive Ok @ 10' off R
Rick Downy
3-26-99*

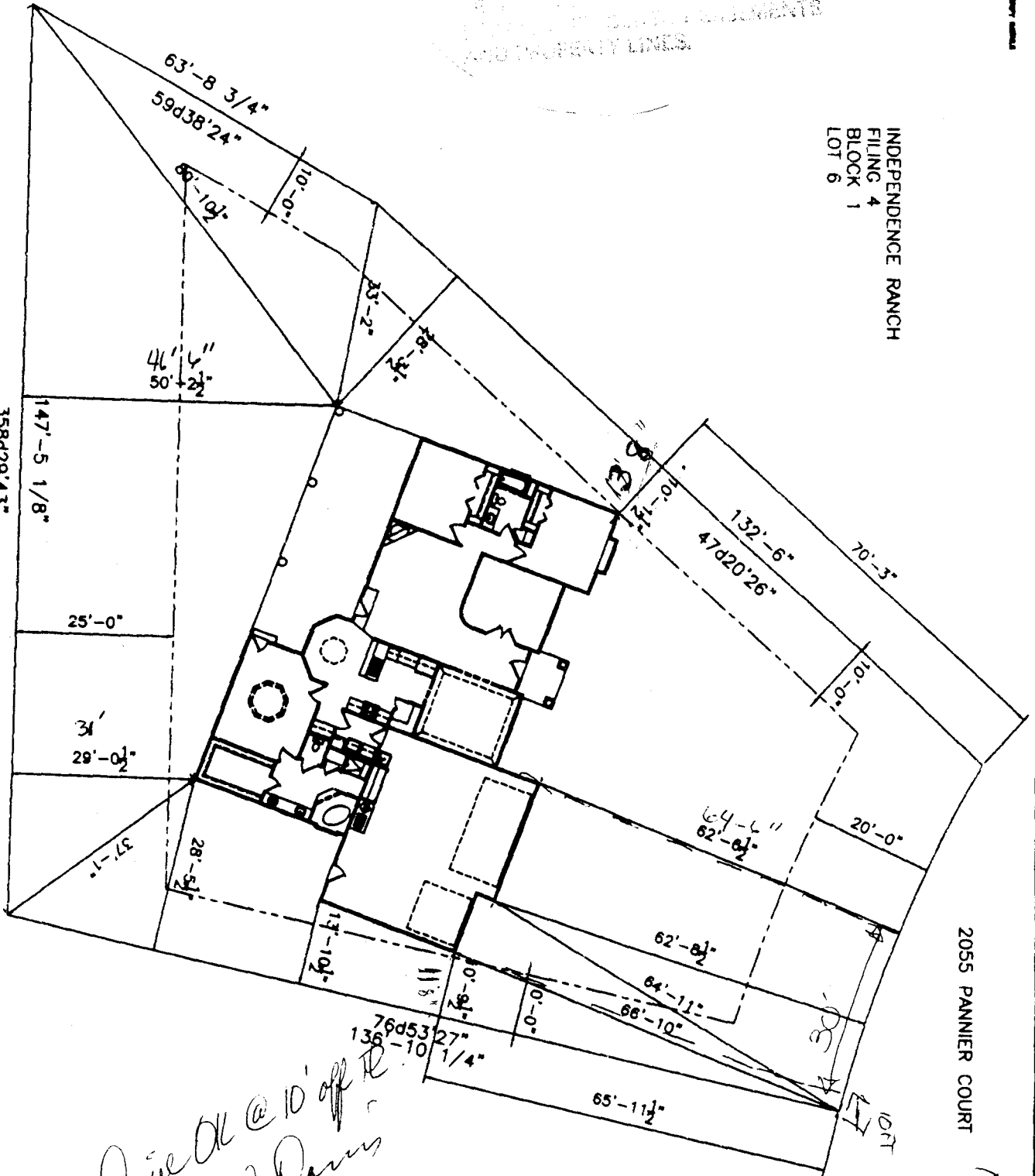
SCALE: 1/8" = 1'-0" (SEE NOTE)
PLOT PLAN
(SCALE NOTED)

Revised 4-6-99 KV

4/6/99 Bonnie

PLANNING AND SURVEYING
ENGINEERS AND ARCHITECTS
AND PROPERTY LINES.

INDEPENDENCE RANCH
FILING 4
BLOCK 1
LOT 6



2055 PANNIER COURT



Drive Dr @ 10' off R.
Rick Davis
3-26-99

SCALE: 1/8" = 1'-0" (CHECK FOR NOTES)
PLOT PLAN