

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 69507

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

*Handwritten initials*

36-007

BLDG ADDRESS 2057 Pannier Ct TAX SCHEDULE NO. 2947-151-~~130~~

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,183

FILING BLK 4, 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER New Residence / Kiva Development LLC NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 656 E. Cliff - G2 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 255-9399 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT See Above DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_ New Construction / Residence

**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 407 TRAFFIC 89 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 Jane Thompson Date 4-7-99

Department Approval Ronnie Edwards Date 4-7-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. #12096 TR 89268

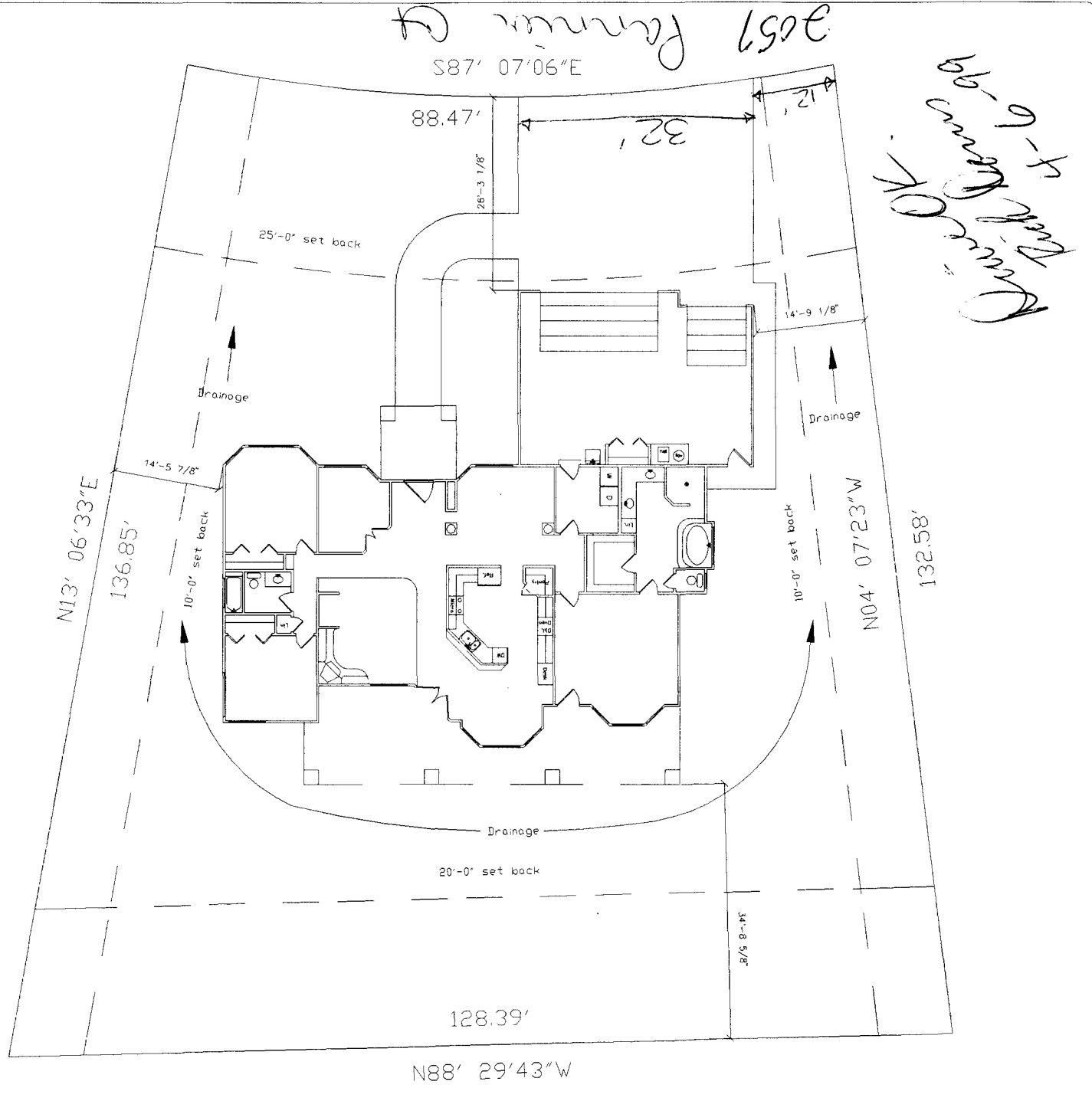
Utility Accounting 4-7-99 Date Chadwick

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)

*Barnes*  
4/7/99

**SITE**  
SCALE: 1" = 20'-0"



REVISIONS

A	kvob17.dwg
B	
C	
D	
E	
F	
G	

INDEPENDENCE RANCH  
FILING #4  
BLOCK #1, LOT #7  
PANNIER COURT

Jeff Kroll and Jim Flynn  
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E-MAIL: jkroll@jnet



DATE	
FILE	
DRAWN BY	
DESIGNED BY	