

FEE \$	10 <sup>-</sup>
TCP \$	0

BLDG PERMIT NO. 70582

SIF-292-

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2062 Pannier Ct TAX SCHEDULE NO. 2947-151-36-020  
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1926  
 FILING 4 BLK 1 LOT 20 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Leonard Berry NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2007 F<sup>1</sup>/<sub>4</sub> Rd  
 (1) TELEPHONE 243-8569 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT "OWNER" USE OF EXISTING BLDGS - 0 -  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ New Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSE-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 23 from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 7 from PL Rear 30 from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 1402 TRAFFIC ZONE 88

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).

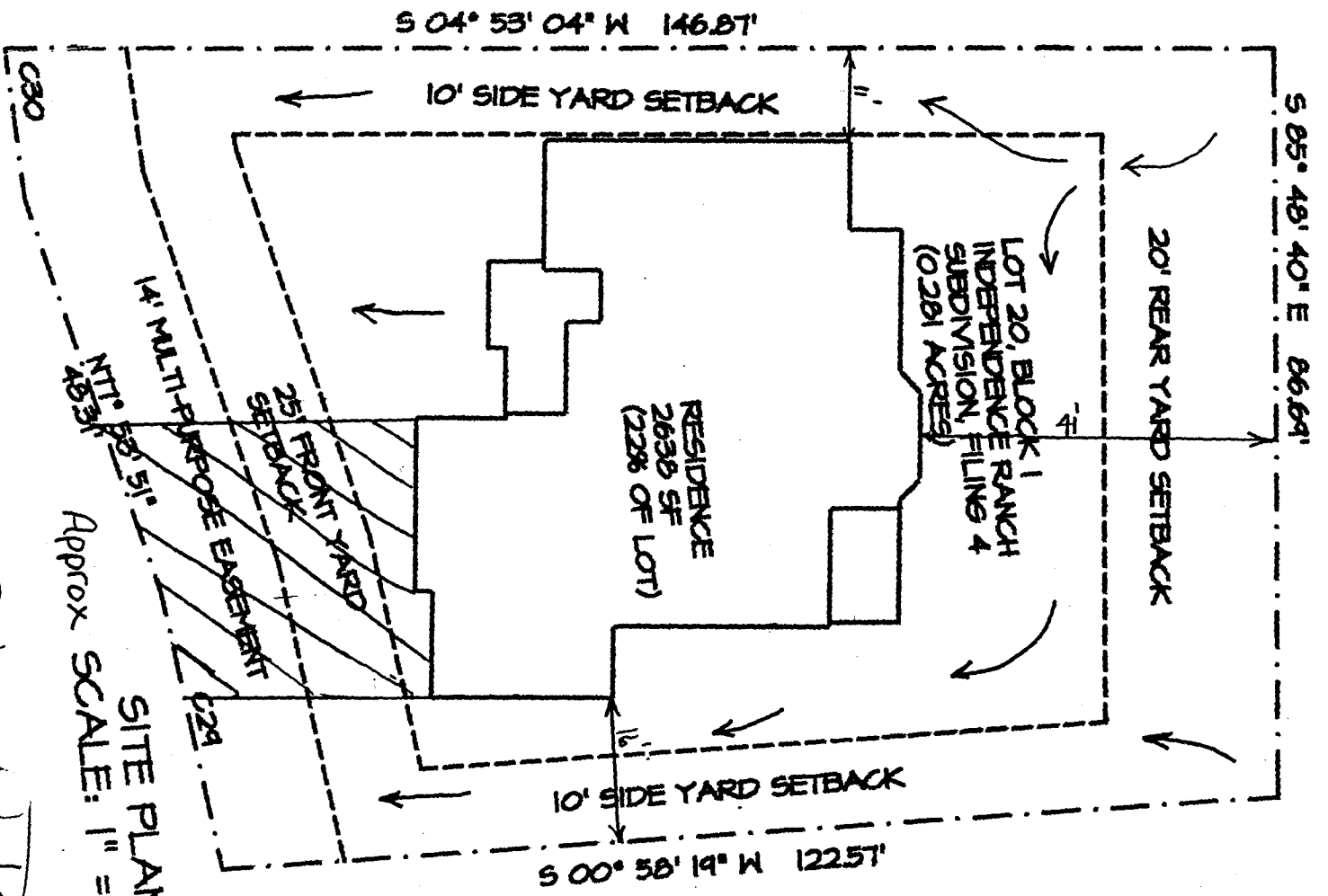
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-10-99  
 Department Approval [Signature: Bonnie Edwards] Date 6-29-99

Additional water and/or sewer tap fees) are required: YES  NO  W/O No. 12439  
 Utility Accounting [Signature: Debi Overholt] Date 6-29-99

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)



SITE PLAN

Approx SCALE: 1" = 20'-0"



→ = Drainage  
 /// = Driveway

6/11/99  
 DRIVE O.K.  
 Van W

2062 Pennier Ct.

Pennier 6/29/99

EXISTING DRIVEWAY EASEMENTS

Site / Drainage Plan

6/99