

FEE \$	10 ⁷
TCP \$	0
SIF \$	292. PR 17



BLDG PERMIT NO.	69066
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(E)

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

BLDG ADDRESS: ²⁰⁶⁵ ~~2065~~ PANNIER CT TAX SCHEDULE NO. ^{? new} 2947-151-00-130

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2072
#4

FILING BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Haas & Associates, Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 563 Village Way NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-8681 USE OF EXISTING BLDGS 0

(2) APPLICANT Don Haas DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS 563 Village Way NEW RESIDENCE
(2) TELEPHONE Same

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 PR1.7 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 402 TRAFFIC 89 ANNEX# _____

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 Don Haas Date 3-15-99

Department Approval K. Valdez Date 3-16-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12035

Utility Accounting Debi Overholt Date 3-16-99

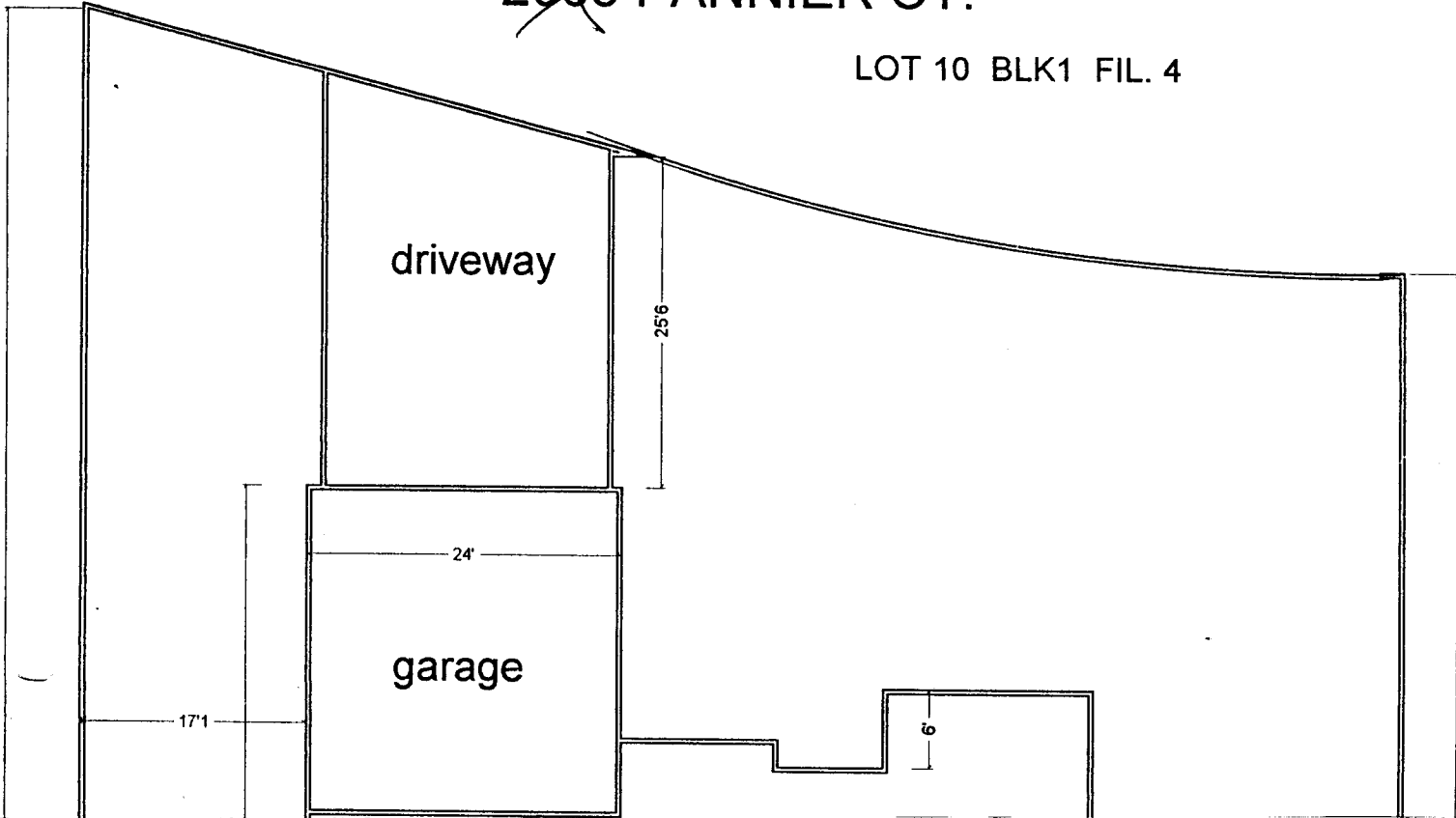
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

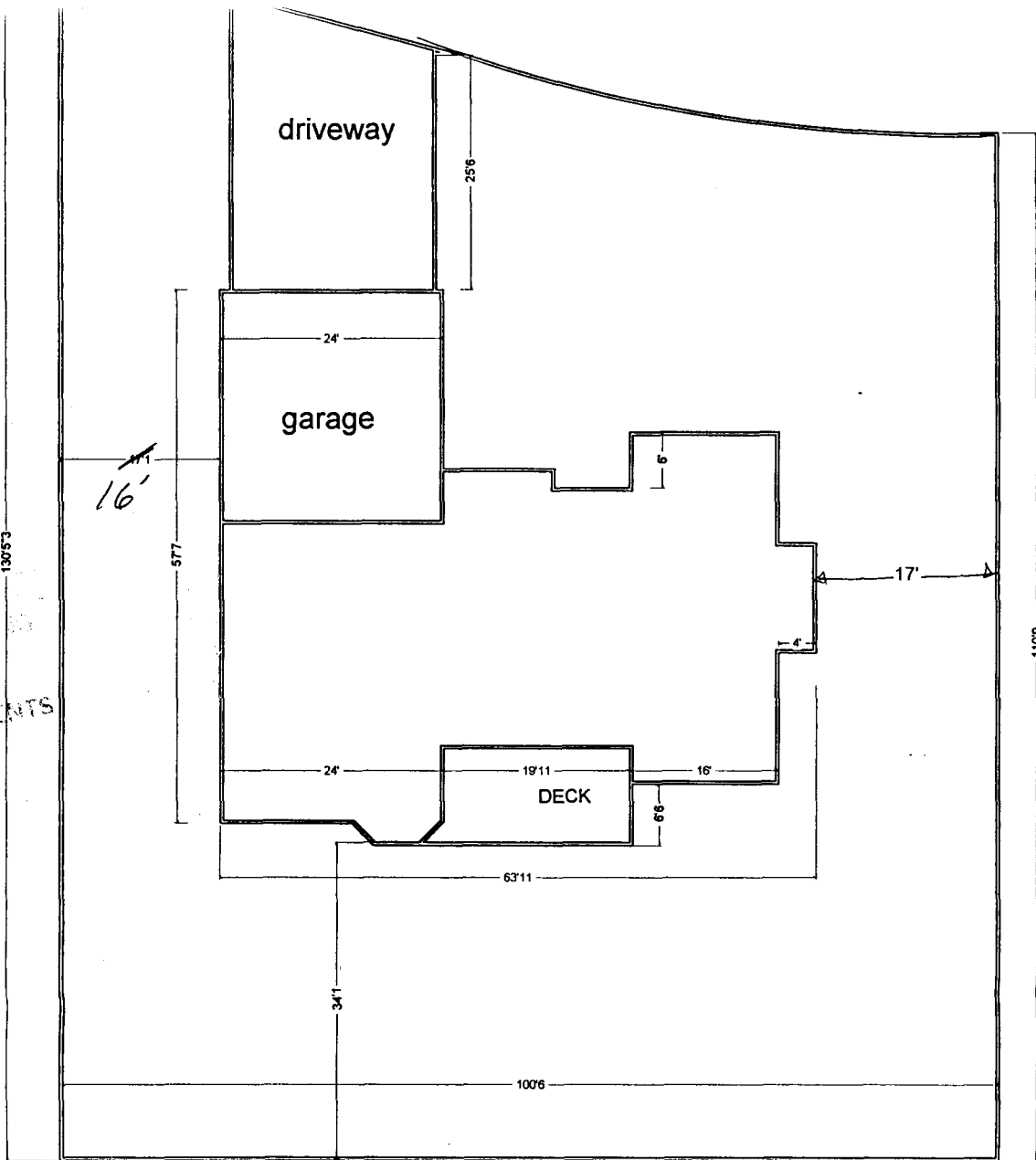
2065

~~2063~~ PANNIER CT.

LOT 10 BLK1 FIL. 4



Revised
ACCEPTED 3-17-99
IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



ACCEPTED *V 3-10-99
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Drive OK
Rick Davis
3-12-99