

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 68825

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten initials)

BLDG ADDRESS 2066 PANNIER Ct. TAX SCHEDULE NO. 2947-151-36-018
SUBDIVISION INDEPENDANCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,000
FILING BLK 1 LOT 18 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER MICHAEL VILLOLA / MIKE FISHER NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2633 EL CORONA DR.
NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 256-4640
USE OF EXISTING BLDGS —
(2) APPLICANT FISHER CONST.
DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS 453 Stepping Stone Clifton
(2) TELEPHONE 256-4640 new home

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 _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear 20' from PL
Maximum Height 32' CENSUS 1402 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 Fisher Date 2/23/99
Department Approval Ronnie Edwards Date 2-26-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 11971
Utility Accounting Oliver Tanover Date 2/26/99

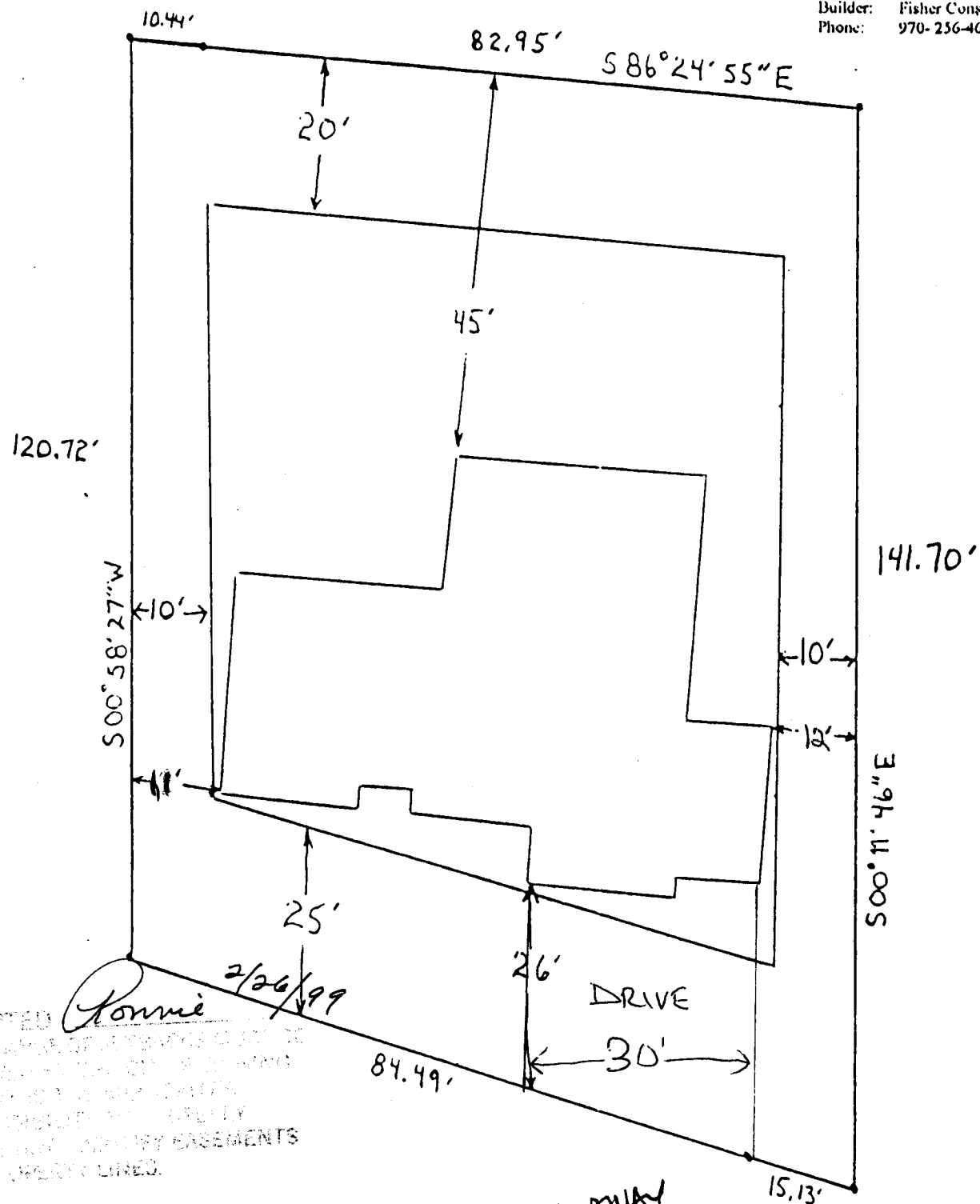
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2066 PANNIER COURT

Owner: Vilella Enterprises
 2633 El Corona Drive
 Grand Jet., CO 81501
 Phone: 970-257-0536

Builder: Fisher Construction
 Phone: 970-256-4640



ACCEPTED
 I, RONNIE VILLELLA, OWNER OF THE ABOVE DESCRIBED PROPERTY, HEREBY ACCEPTS THE LOCATION OF THE DRIVEWAY AS SHOWN ON THIS SITE PLAN. I AGREE TO HOLD THE PROPERTY AS SHOWN ON THIS SITE PLAN, INCLUDING ANY BASEMENTS AND PROPERTY LINES.

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

DRIVEWAY LOCATION O.K.



all details
 2/24/99