

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 70602

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

94

BLDG ADDRESS 2068 Pannier Ct. TAX SCHEDULE NO. 2949-151-36-~~017~~ 017

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,100

FILING<sup>4</sup> BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Todd Holgate NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2936 G Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970) 248-9377 USE OF EXISTING BLDGS none

(2) APPLICANT Todd Holgate DESCRIPTION OF WORK AND INTENDED USE: Single Family Residence

(2) ADDRESS "

(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 PR1.7 Maximum coverage of lot by structures 35%

SETBACKS: Front 25' from property line (PL) or     from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL Rear 20' from PL Special Conditions    

Maximum Height 32' CENSUS 1402 TRAFFIC 88 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 Todd Holgate Date 6-10-99

Department Approval [Signature] Date 6-11-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 90120

Utility Accounting [Signature] Date 6-11-99

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)

87.23



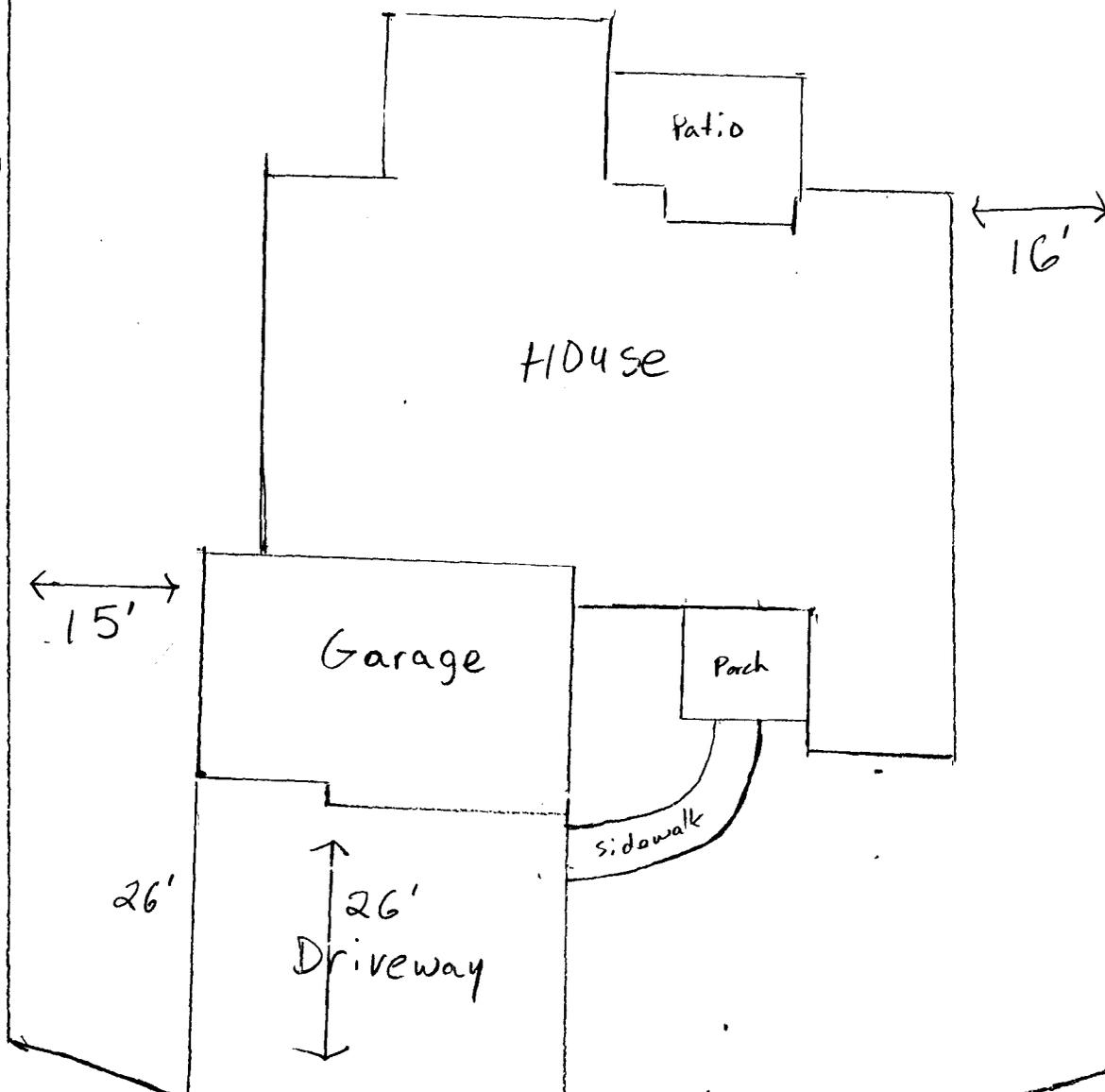
ACCEPTED ~~XV~~ 6-11-99  
ANY CHANGE OF SETBACKS MUST  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE RESPONSIBILITY  
OF THE APPLICANT TO VERIFY ALL  
LOCAL AND STATE REQUIREMENTS  
AND PROPERTY LINES

52'

6/11/99  
DRIVE O.K.  
K. J. P.

141.7

143.87



House

Garage

Porch

Sidewalk

26'  
Driveway

Patio

Arc 101.04

Street/Pannier Ct.

2068 Pannier Ct.