

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 69834

40

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

BLDG ADDRESS 2069 PANNIER CT TAX SCHEDULE NO. 2947-151-00-130 011 ^{36-~~011~~}

SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2130 LUG 748 GRMS

FILING/BLK 4 BK1 LOT 11 SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER JEFF D KELLEY NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 186 1/2 GLORY VIEW DR. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JEFF D KELLEY USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) ADDRESS 186 1/2 GLORY VIEW DR DESCRIPTION OF WORK AND INTENDED USE: new Home

(2) TELEPHONE 970 242 2968

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

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 [Signature] Date 4-26-99

Department Approval Ronnie Edwards Date 4-27-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO / W/O No. 12143

Utility Accounting [Signature] Date 4-27-99

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)

