

Planning \$ <u>10</u>	Drainage \$
TCP \$ <u>0</u>	School Impact \$ <u>292</u>

BLDG PERMIT NO. <u>69250</u>
FILE #

RES PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

EA

** THIS SECTION TO BE COMPLETED BY APPLICANT **

BUILDING ADDRESS 2071 PANNIER CT.
 SUBDIVISION INDEPENDANCE RANCH
 FILING 4 BLK 1 LOT 12
 OWNER DALE JENSEN
 ADDRESS 1601 ROOD AVE.
 TELEPHONE 243-9217
 APPLICANT DALE JENSEN
 ADDRESS 1601 ROOD AVE
 TELEPHONE 243-9217

TAX SCHEDULE NO. 2947-151-~~00-130~~ ³⁶⁻⁰¹²
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100
 SQ. FT OF EXISTING BLDG(S) N/A
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____
 DESCRIPTION OF WORK & INTENDED USE: NEW RESIDENCE

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **

ZONE PR1.7
 SETBACKS: FRONT: 25' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 30' from PL
 MAXIMUM HEIGHT 32'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 35%

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 1402 TRAFFIC ZONE 88 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Dale Jensen Date 3-22-99
 Department Approval Ronnie Edwards Date 3-22-99

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>10045</u>
Utility Accounting	<u>Wabi Overholt</u>		Date <u>3-22-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
3/22/1999
Ronnie
I hereby accept the plat and the
accuracy of the measurements
shown hereon and I warrant
that the plat is a true and
correct copy of the original
plat and I warrant that the
original plat is in my possession
and control.

116.64'

3/22/1999

Ronnie

10' IRRIGATION
EASEMENT

20' SETBACK

33'

124.16'

10' SETBACK

NEW RESIDENCE

13'

128.10'

10'

GARAGE

SEWER VENT

WALK

DRIVE

(30' wide)

14' UTIL
EASEMENT

35'

25' FRONT SETBACK

7'

David
L. Lewis
3-18-99

2071 PANNIER CT.
LOT 12 BLOCK 1 FILING 4
INDEPENDENCE RANCH

C20

C19

C18