

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69987

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

BLDG ADDRESS 2072 Pennier CT TAX SCHEDULE NO. 2947-151-36-015
SUBDIVISION Independence March SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2129
FILING BLK 4, 1 LOT 15 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER John & Sandy McElarix NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 1300 Douglas Rd
Huntsville, AL 35806 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 256-870-8001
(2) APPLICANT Kinetic Builders Inc USE OF EXISTING BLDGS NA
(2) ADDRESS 1436 Cherry Lane Delta Co DESCRIPTION OF WORK AND INTENDED USE: Single
91416 Family Resident
(2) TELEPHONE 970-874-1247

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 _____
or _____ from center of ROW, whichever is greater Special Conditions _____
Side 10' from PL Rear, 20' from PL
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 Kinetic Builders Terry Davis Date 5/3/99
Department Approval Donnie Edwards Date 5/4/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12182-

Utility Accounting Dotter Vanover Date 5/5/99

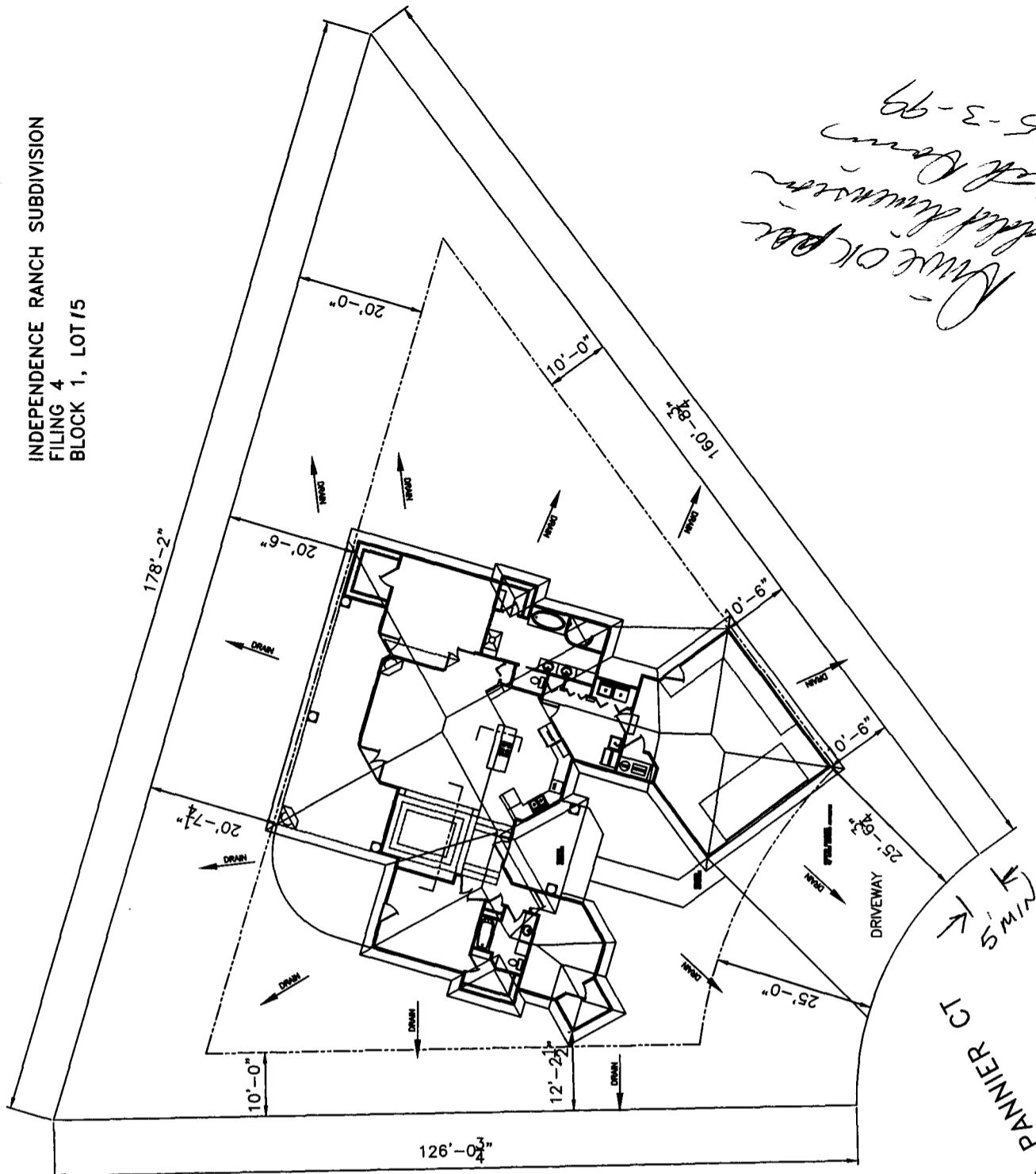
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

INDEPENDENCE RANCH SUBDIVISION
FILING 4
BLOCK 1, LOT 15



*Make OK per
called dimensions
Ruff Brown
5-3-99*

*2106
PANNER CT
RIMS*

Ronnie 5/4/99
I HEREBY CERTIFY THAT THE
DIMENSIONS AND EASEMENTS
SHOWN ON THIS PLAN ARE
CORRECT AND ACCURATE
AND PROPERTY LINES.