

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77069



Your Bridge to a Better Community

BLDG ADDRESS 2070 PANNIER CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2230  
TAX SCHEDULE NO. 2947-151-36-016 SQ. FT. OF EXISTING BLDGS —  
SUBDIVISION INDEPENDANCE RANCH TOTAL SQ. FT. OF EXISTING & PROPOSED 2  
FILING 4 BLK 1 LOT 16 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER STEVE JOSEPHS NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 2465 E. PIAZZA CT USE OF EXISTING BUILDINGS —  
(1) TELEPHONE 243-8190 DESCRIPTION OF WORK & INTENDED USE 2-STORY RESIDENCE  
(2) APPLICANT SAME TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 PR1.1 Maximum coverage of lot by structures 35%  
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 10' from PL, Rear 20' from PL Parking Req'mt 2  
Maximum Height 32' Special Conditions \_\_\_\_\_  
CENSUS 1402 TRAFFIC 88 ANNEX# \_\_\_\_\_

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 10-5-00  
Department Approval [Signature] Date 10-6-00

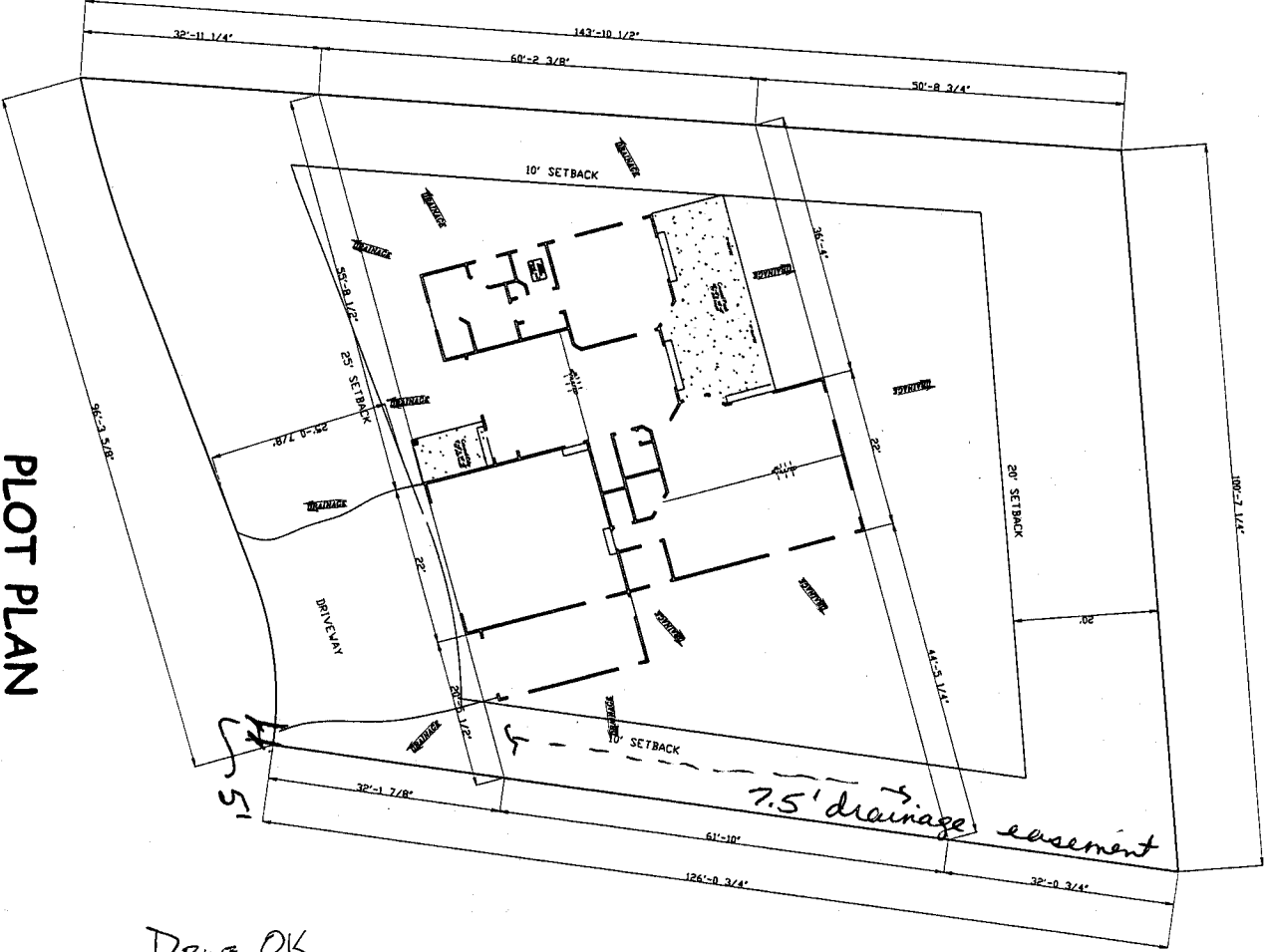
Additional water and/or sewer tap fees) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O # <u>13448</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-6-00</u>		

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)

**SET BACKS**  
 - FRONT - 25'  
 - REAR - 20'  
 - R SIDE - 10'  
 - L SIDE - 10'

**PLOT PLAN**  
 SCALE: 1" = 10'-0"



DRIVE OK  
 SH  
 10/6/00



Next driveway  
 is oppo site side  
 of lot on East  
 side.

ACCEPTED SLC 10-6-00  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

LOT 16

12/27/00

Spec. Model # 2230 Filing-4  
 2070 Panner Ct. Lot-18  
 Grand Junction, Co. 81503 Block-1

MADISON CONSTRUCTION  
 & DEVELOPMENT, INC  
 Custom Home Builder  
 Steve Josephy  
 home (970) 243-8190  
 call (970) 254-8589

PREPARED BY:  
 STECKMAN DESIGN  
 DRAFTING & DESIGN  
 1155 POWELL FRUITA, CO. 81521  
 Phone (970) 858-0070 • CELL (970) 280-8344

OWNER: STECKMAN DESIGN	DATE: 12/27/00
PROJECT: PLOT PLAN	SCALE: 1" = 10'-0"
DRAWN BY: J. STECKMAN	CHECKED BY: J. STECKMAN
DATE: 12/27/00	DATE: 12/27/00
BY: J. STECKMAN	DATE: 12/27/00