

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 76288

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2073 PANNIER CT TAX SCHEDULE NO. 2947-151-36-013
 SUBDIVISION INDEPENDENCE RANCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3850.8
 FILING 4 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Albert Fisher NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 453 Stepping Stone Clifton
 (1) TELEPHONE (970) 256-4640 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Fisher Const. USE OF EXISTING BLDGS NEW HOME
 (2) ADDRESS 453 Stepping Stone Clifton DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE (970) 256-4640

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 PD (PR 1.7) Maximum coverage of lot by structures 35%
 SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL
 Maximum Height 32'
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 1402 TRAFFIC 88 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 8/8/00
 Department Approval Bill Nuth Date 8-8-00
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13312
 Utility Accounting Marshall Cole Date 8/9/00

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)

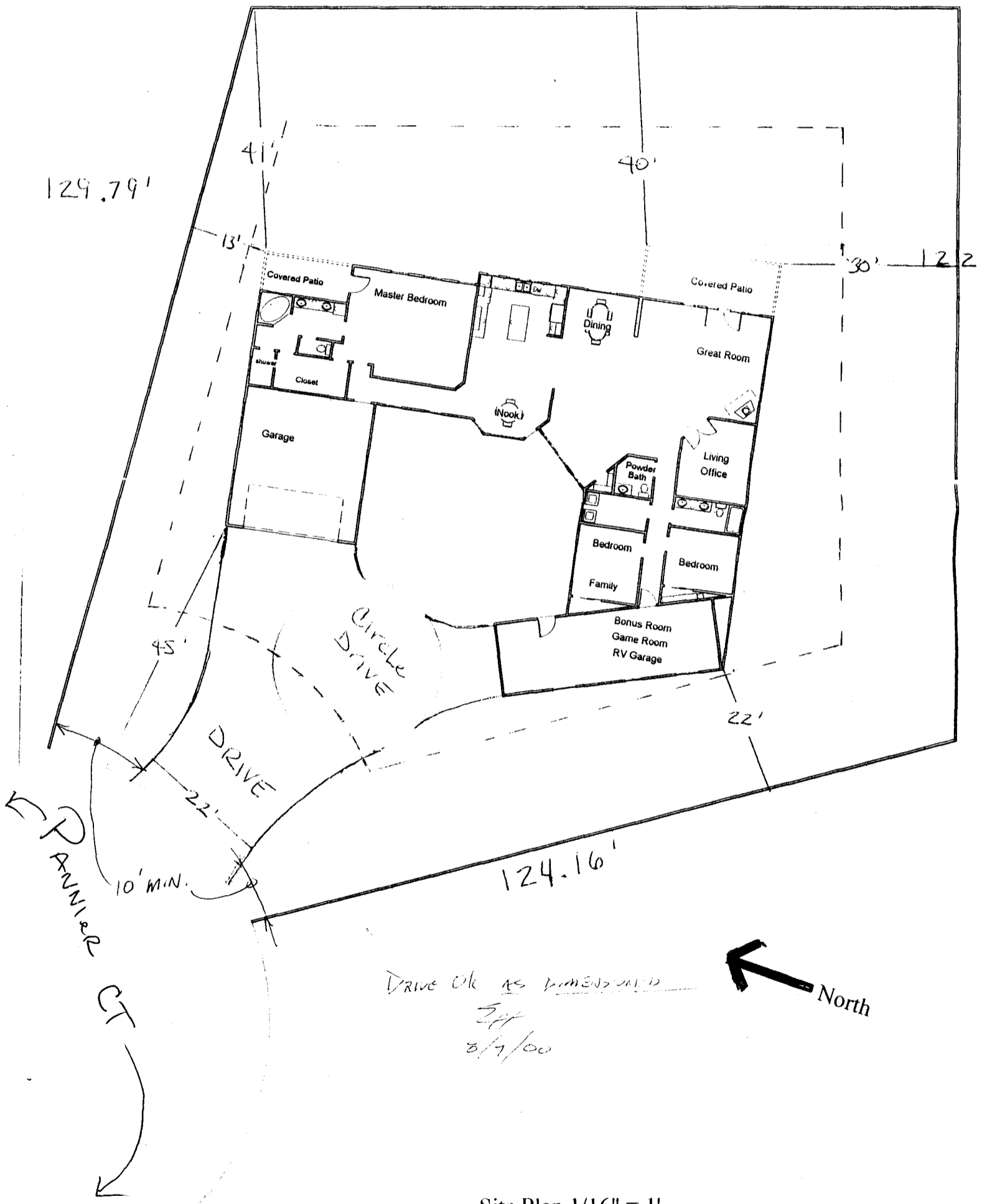
2073 Pannier Ct.
 Lot 13 Block 1 filing 4
 Independence Ranch Sub - Division

ACCEPTED *Bill N...* 89-00
 ANY CHANGE OF DIMENSIONS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 ARE RESPONSIBLE TO PROPERLY
 LOCATE AND MARK THE EASEMENTS
 AND PROPERTY LINES.

89-00

120.37'

129.79'



DRIVE OK AS DIMENSIONED

3/4
 8/7/00

Site Plan 1/16" = 1'