

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 81054



Your Bridge to a Better Community

BLDG ADDRESS 2059 PANNIER Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2675

TAX SCHEDULE NO. 2947-151-00-130 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION INDEPENDENCE Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 2675

FILING 4 BLK 1 LOT 8

(1) OWNER Todd BINKLEY NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS _____ NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 434-9698 USE OF EXISTING BUILDINGS NA

(2) APPLICANT LOPEZ CONST. DESCRIPTION OF WORK & INTENDED USE SINGLE Family RES.

(2) ADDRESS 3032 -E 1/2 ROAD TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 434-5954, 234-9451

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 Maximum coverage of lot by structures 3590

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 ANNX# _____

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 Chuck Lopez Date Aug-9-01

Department Approval C. Faye Johnson Date 8/15/01

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>14204</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>8/15/04</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)

87.29

8/15/01

ACCEPTED Faye Wilson
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.

DRIVE OK
SH
8/15/01

51'

52'

20'

PATIO

151.27

132.58

20'

10.2

28'

31'

DRIVE WAY

35'

33'

30'

34'

100.31

PANNER COURT

MANSTON ROAD

