

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

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

BLDG PERMIT NO. 79734



Your Bridge to a Better Community

BLDG ADDRESS 2061 Pannice Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1100

TAX SCHEDULE NO. 2947-151-36-009 SQ. FT. OF EXISTING BLDGS 2063

SUBDIVISION Ind. Ranch TOTAL SQ. FT. OF EXISTING & PROPOSED 3163

FILING 4 BLK 1 LOT 9

(1) OWNER Kella Vheys NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) ADDRESS 2061 Pannice Ct. NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction

(1) TELEPHONE 248-3554 USE OF EXISTING BUILDINGS Residence

(2) APPLICANT Kella Vheys DESCRIPTION OF WORK & INTENDED USE Bemt Finish interior only

(2) ADDRESS 2061 Pannice Ct. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 248-3554

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 _____

SETBACKS: Front n/a from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side n/a from PL, Rear n/a from PL Parking Req'mt _____

Maximum Height n/a Special Conditions _____

CENSUS 1402 TRAFFIC 90 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 Kella Vheys Date 5/3/01

Department Approval Wishu Wagner Date 5/3/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	WKO No.
Utility Accounting	<u>Collected on order</u>	<input checked="" type="checkbox"/>	<u>no charge</u>
		Date	<u>5-3-01</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)