

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

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

BLDG PERMIT NO. _____

Building Address 2057 Pannier Ct No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. Lot 2947-151-36-007 Sq. Ft. of Existing Bldgs 2183 Sq. Ft. Proposed 6x12
 Subdivision Independence Ranch Sq. Ft. of Lot / Parcel 14113.44
 Filing 4 Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Scot Hamilton
 Address 2057 Pannier Ct
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 72 sq ft.

APPLICANT INFORMATION:

Name Scot L Hamilton
 Address 2057 Pannier Ct
 City / State / Zip G. J. CO. 81503
 Telephone 242-9337

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Shed

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 <u>PD</u>	Maximum coverage of lot by structures <u>35%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>—</u> NO <u>—</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Scot L Hamilton Date 9-28-05
 Department Approval Gayleen Henderson Date 9-28-05

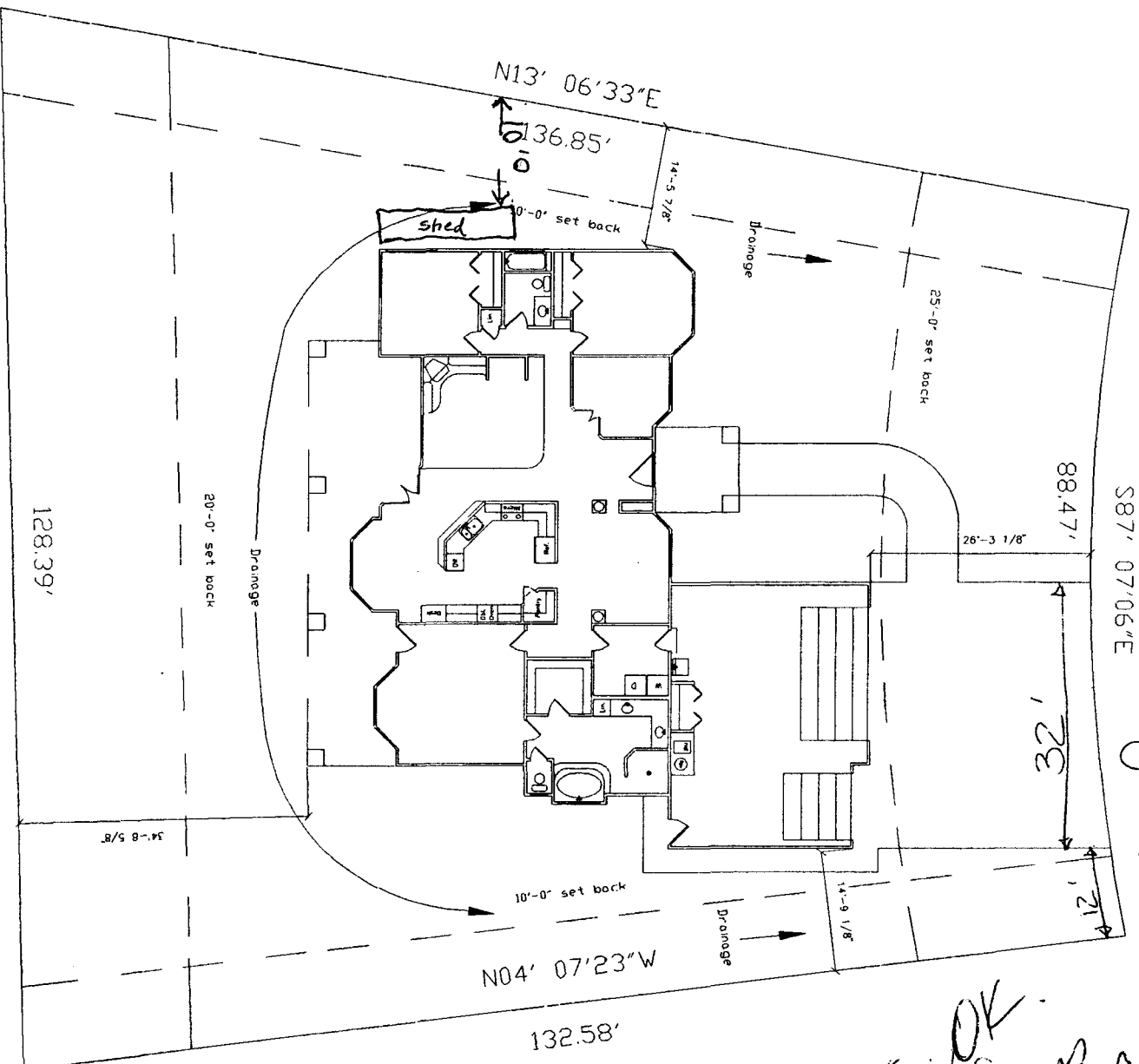
Additional water and/or sewer tap fee(s) are required:	YES <u>1</u>	NO <u>✓</u>	W/O No. <u>Shed only</u>
Utility Accounting <u>Chambello</u>	Date <u>9/28/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ronnie 4/7/99

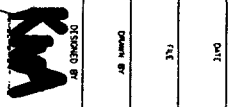
SITE
SCALE: 1" = 20'-0"

9-28-05 *Gayleen Henderson*
ACCEPTED
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.



*757 Pannier Ct
S87' 07'06"E*

*Done OK
Rick Harris
4-6-99*



KNA
DEVELOPMENT, INC.
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INDEPENDENCE RANCH
FILING #4
BLOCK #1, LOT #7
PANNIER COURT

REVISIONS	A	B	C	D	E	F	G
	Sketch 1/7/99						