

FEE \$	10.-
TCP \$	-
SIF \$	292.-



BLDG PERMIT NO. 65742

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2034 Paint Pony Trail TAX SCHEDULE NO. 2947-152-31-013

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2037

FILING 3 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Steve & Tauna Werman NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2912 Hermosa Ct
~~630 Oxbow Rd~~

(1) TELEPHONE 970-243-1591 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT J.G. Matzahn Const, Inc. USE OF EXISTING BLDGS N/A

(2) ADDRESS 3020 Bookcliff Ave. DESCRIPTION OF WORK AND INTENDED USE: Single

(2) TELEPHONE 970-434-6069 FAMILY DWELLING

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 PH-24 Maximum coverage of lot by structures 45%

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Special Conditions _____

Maximum Height 32'

CENSUS 1402 TRAFFIC 89 ANNEX# _____

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 6-18-98

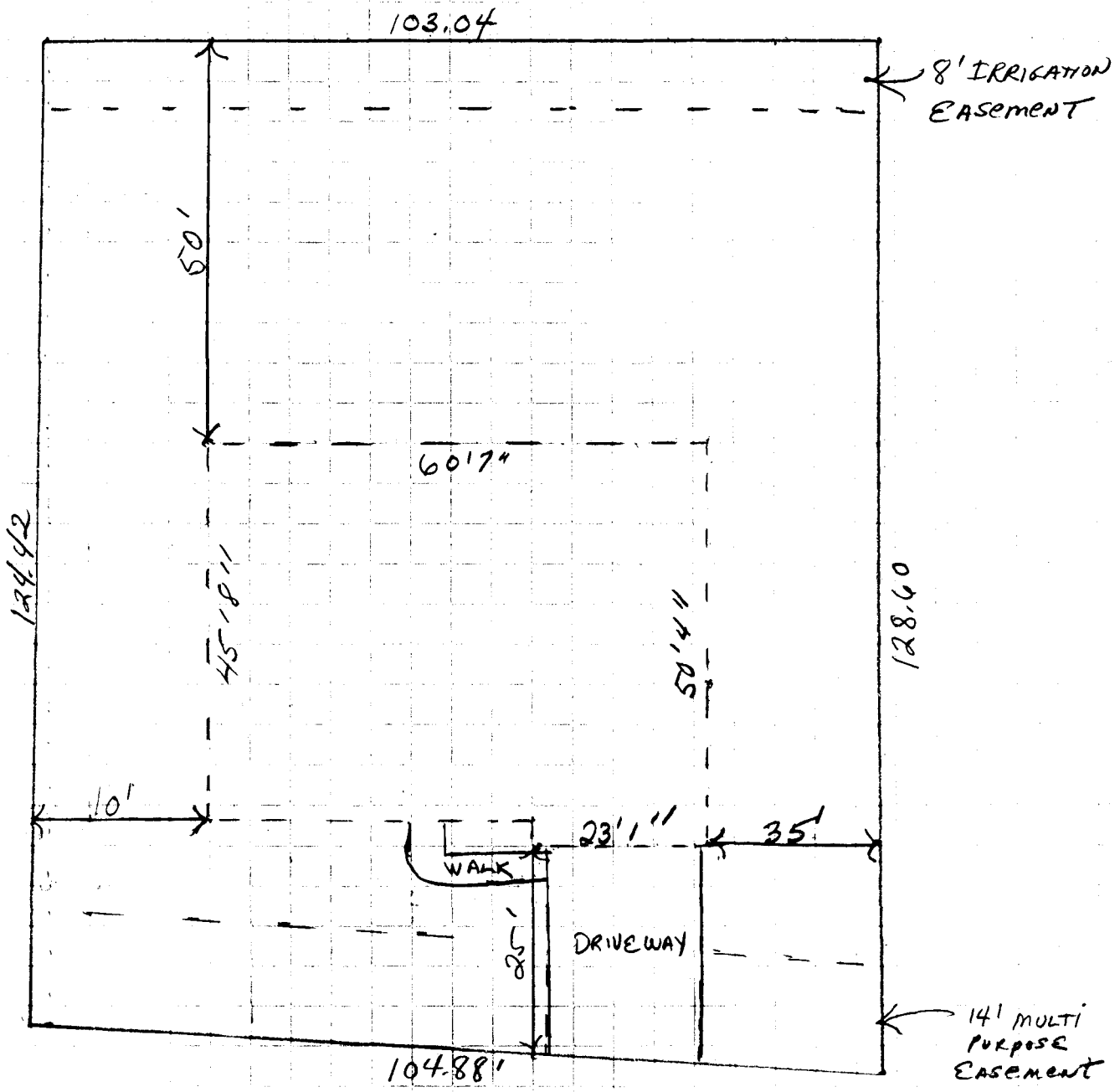
Department Approval [Signature] Date 6-23-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11391

Utility Accounting [Signature] Date 4/23/98

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)



PAINT PONY TRAIL

ACCEPTED KV 6-23-98

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.

DRIVEWAY LOCATION OK
 W. Adkins 6/22/98

WERMEN RESIDENCE

LOT 9, BLOCK 2
 FILING #3
 2034 PAINT PONY TRAIL