

FEE \$	10.-
TCP \$	→
SIF \$	292.-



BLDG PERMIT NO 65743

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2036 Point Pony Trail TAX SCHEDULE NO. 2947-152,310B
 SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1995 A
 FILING 3 BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER J. B. Molzahn Const Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2020 Bookcliff Ave. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-434-6069 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Same as owner DESCRIPTION OF WORK AND INTENDED USE: 1995 A
 (2) ADDRESS _____ Single family Dwelling
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty 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 PR-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 402 TRAFFIC 89 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 _____ Date 6-18-98
 Department Approval A. Valdez Date 6-23-98
 Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11390
 Utility Accounting _____ Date 6/23/98
 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)

114.94'

183

N88°41'28"W

24.05'

47.25'

48'

23.5'

BLOCK 2

LOT 8

0.304 ACRES

36.5'

45.62'

24'

124.42'

S89°55'24"W

108.09

8' IRRIGATION EASEMENT

ACCEPTED 10-23-98
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.



2036 PAINT RAY TRAIL
LOT 8, BLOCK 2
FILING #3
S.G. McREARD
CONSTRUCTION,
INC.

DRIVEWAY
LOCATION O.K.
Pl. App'd. 2/6/22/98

GRADE - TOP OF
FLOOR 12" ABOVE
DRAIN PAD

Driveway

MULTI

35.03'

C14

47.40'

141
PROPERTY PURPOSE EASEMENT

PAINT RAY TRAIL

F