

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 68869

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

ED

BLDG ADDRESS 2037 Paint Pony Lane TAX SCHEDULE NO. 2947-152-34-001

SUBDIVISION Independence Ranch SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2240

FILING 3 BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Lanu + Rachel Armstrong NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 614 Round Table Rd.

(1) TELEPHONE 523-7845 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT J. B. Molzahn Const Inc USE OF EXISTING BLDGS 0

(2) ADDRESS 3020 Book Cliff Ave. DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 434-6069 New Single Residence/done

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 PR 2.4 Maximum coverage of lot by structures _____

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

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

Maximum Height 32' CENSUS 1402 TRAFFIC 88 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 [Signature] Date 3-17-99

Department Approval Donnie Edwards Date 3-29-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #12069 + 1289442

Utility Accounting [Signature] Date 3-29-99

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)

LOT 12

Comms 3/29/99



PROPERTY EASEMENTS
PROPERTY LINES

N16°06'00" 81.61'

S85°42'32" E 117.00'

EXISTING 9' DRIVAGE EASEMENT

22.0 22.0

S16°06'05" W

Sett

BLOCK
LOT
0.300 ACRES

158.08
S15°31'52" E

N50°15'53" E

22.41

POSE EASEMENT

C3

135.09'

14' ALL PURPOSE EASEMENT

94.18'

PAINT PONY LANE TRAIL

49.20

C20

R.O.W.

TRAIL

S07°20'55" W 120.20'

85.16'

MULTI-PURPOSE EASEMENT C15

R.O.W

STETSON COURT