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|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$ |
| SIF \$ |

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

BLDG PERMIT NO. W0000000



None

Your Bridge to a Better Community

BLDG ADDRESS 2034 Paint Pony Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 432

TAX SCHEDULE NO. 2947-152-33-009 SQ. FT. OF EXISTING BLDGS 2037

SUBDIVISION INDEPENDENCE RANCE TOTAL SQ. FT. OF EXISTING & PROPOSED 2469

FILING 3 BLK 2 LOT 9

(1) OWNER Steve & Tanna Werman NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) ADDRESS 2034 Paint Pony Ln NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) TELEPHONE 970-243-3751 USE OF EXISTING BUILDINGS Residence

(2) APPLICANT Tanna Werman DESCRIPTION OF WORK & INTENDED USE deck & cover

(2) ADDRESS 2034 Paint Pony Ln TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970-243-3751

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 45%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES ___ NO X
 or ___ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1402 TRAFFIC 88 ANNEX# _____

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 Tanna Werman Date 3-6-01

Department Approval Tisha Hagon Date 3/6/01

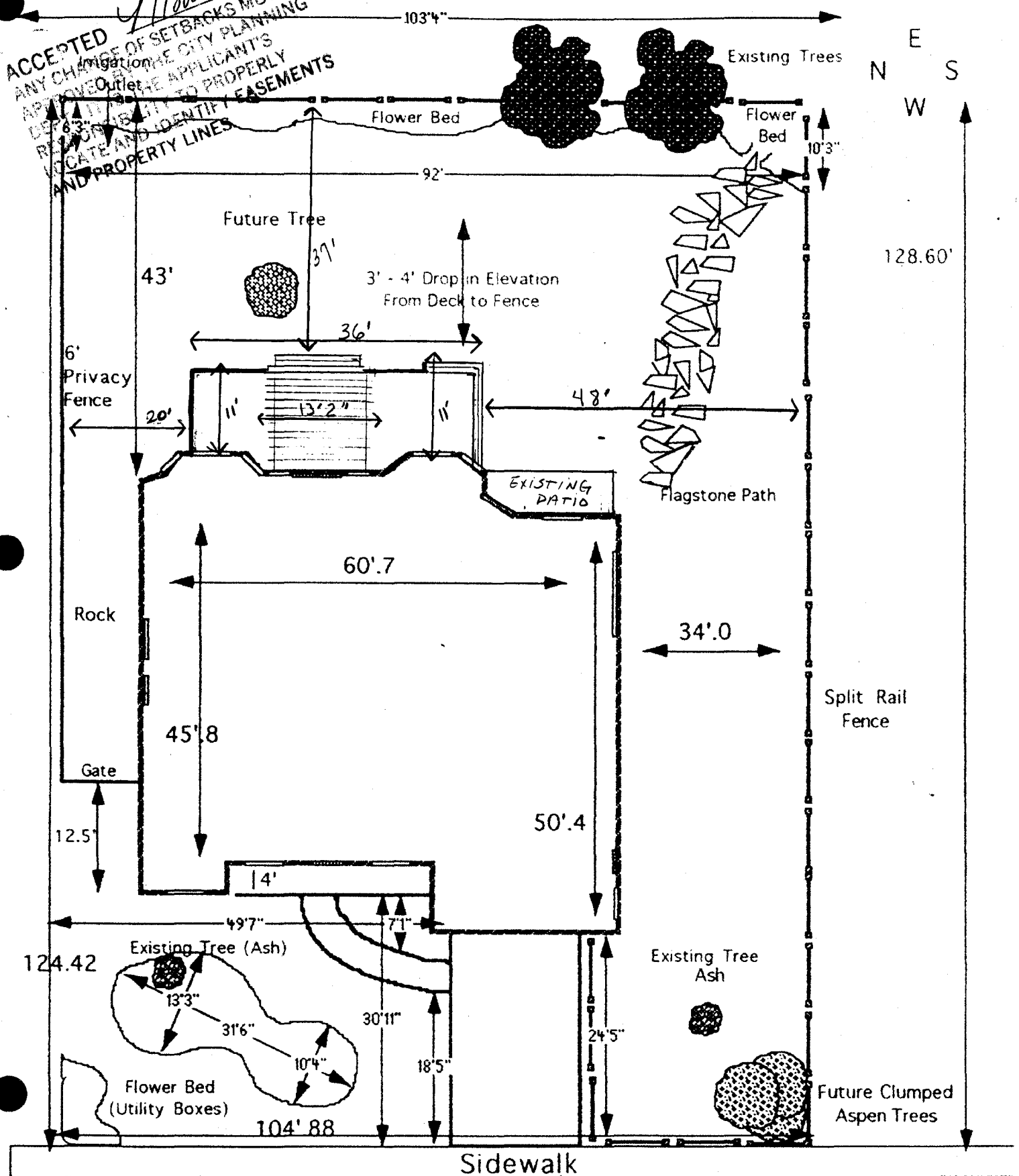
| | | | |
|--|-----------------|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>30917</u> |
| Utility Accounting | <u>Val Hols</u> | Date | <u>3/6/01</u> |

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)

Alise Magon 3/2/07

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



Steve & Tauha Werman
 2034 PAINT PONY LN
 GRAND HT CO 91502