

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 2037 Conestoga Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 3,076  
 TAX SCHEDULE NO. 2947-152-38-007 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Independence Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3,076  
 FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Taina & Steve Werman NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2034 Paint Pony Lane USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 243-3751 DESCRIPTION OF WORK & INTENDED USE Single Family residential home  
 (2) APPLICANT J.G. Molzahn Const. Inc. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3020 Bookcliff Ave.  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-6069  Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

**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 RSF-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS A TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 Adam E. Moyal Date 11-25-03  
 Department Approval NA Gaylen Henderson Date 12-29-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO
Utility Accounting	<u>[Signature]</u>		Date <u>12/29/03</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)

12-29-03

Dagleen Henderson

ACCEPTED

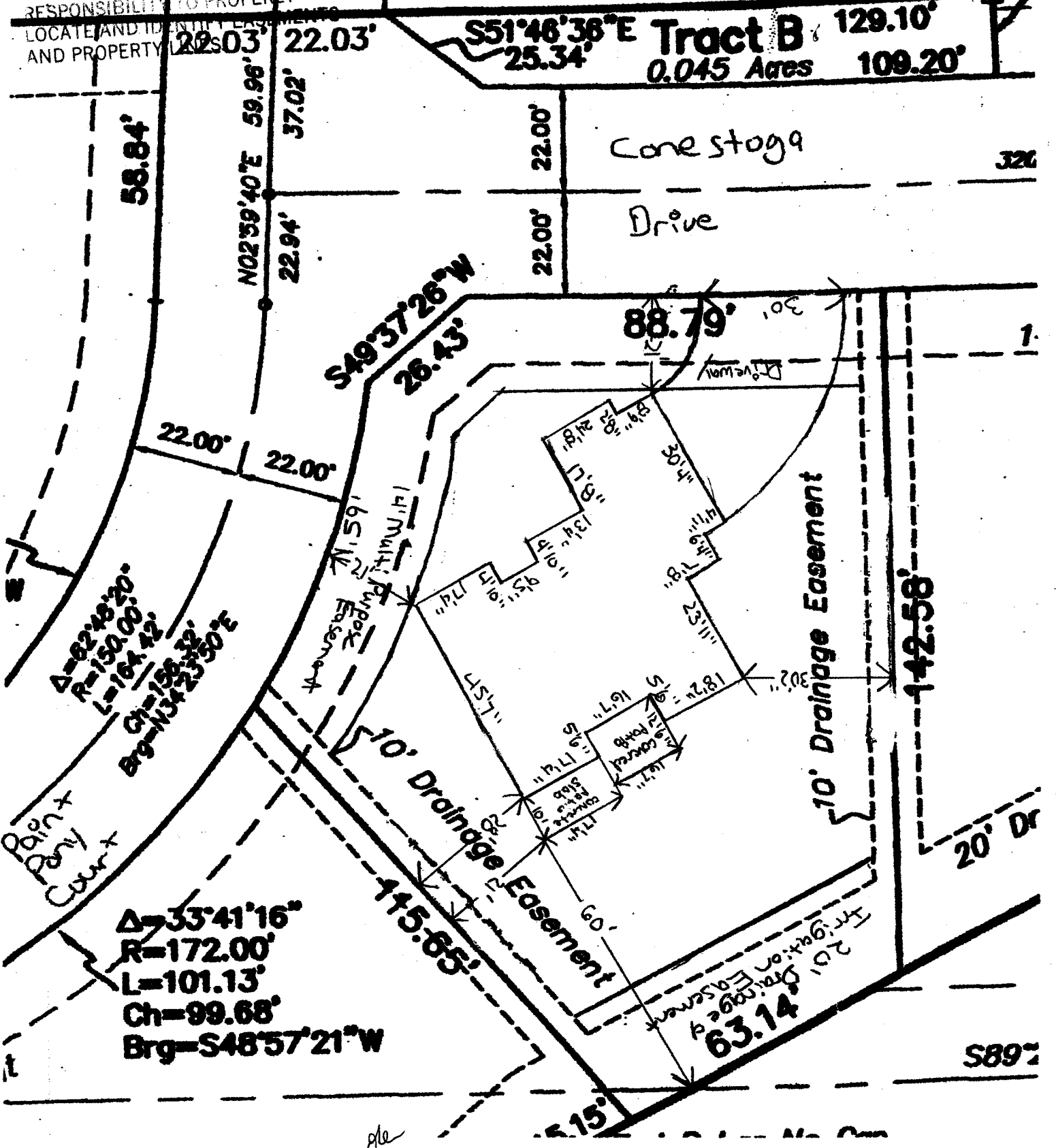
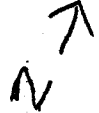
Cap  
ALL CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY

2037 Conestoga Dr.  
Lot 2, Block 2  
Independence Heights  
Subdivision

Find Rebar/Plastic Cap  
PLS 18478 in Concrete

S51°46'36"E Tract B 129.10'  
25.34' 0.045 Acres 109.20'

3/82 = 252



$\Delta = 82^\circ 48' 30''$   
 $R = 150.00'$   
 $L = 164.42'$   
 $Ch = 158.32'$   
 $Brg = N34^\circ 23' 50'' E$

$\Delta = 33^\circ 41' 16''$   
 $R = 172.00'$   
 $L = 101.13'$   
 $Ch = 99.68'$   
 $Brg = S48^\circ 57' 21'' W$

gle  
w  
12/2/03