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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2034 Paint Pony Ln No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2947-152-33-009 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____

Subdivision Independence Ranch Sq. Ft. of Lot / Parcel _____

Filing 3 Block 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION: Height of Proposed Structure _____

OWNER INFORMATION:

Name David & Laurie Kohlman DESCRIPTION OF WORK & INTENDED USE:

Address 2034 Paint Pony Ln New Single Family Home (*check type below)

City / State / Zip Grand Jct, CO 81503 Interior Remodel Addition

Other (please specify): Storage shed

APPLICANT INFORMATION:

Name David Kohlman *TYPE OF HOME PROPOSED:

Address SAME Site Built Manufactured Home (UBC)

City / State / Zip _____ Manufactured Home (HUD)

Telephone 254-5606 Other (please specify): 12'x24' shed

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>45%</u>	Permanent Foundation Required: YES _____ NO _____	
SETBACKS: Front <u>25'</u> from property line (PL)	Side <u>10'</u> from PL	Rear <u>20'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____	(Engineer's Initials)	

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 David Kohlman Date 7/11/06

Department Approval Dayleen Henderson Date 7-11-06

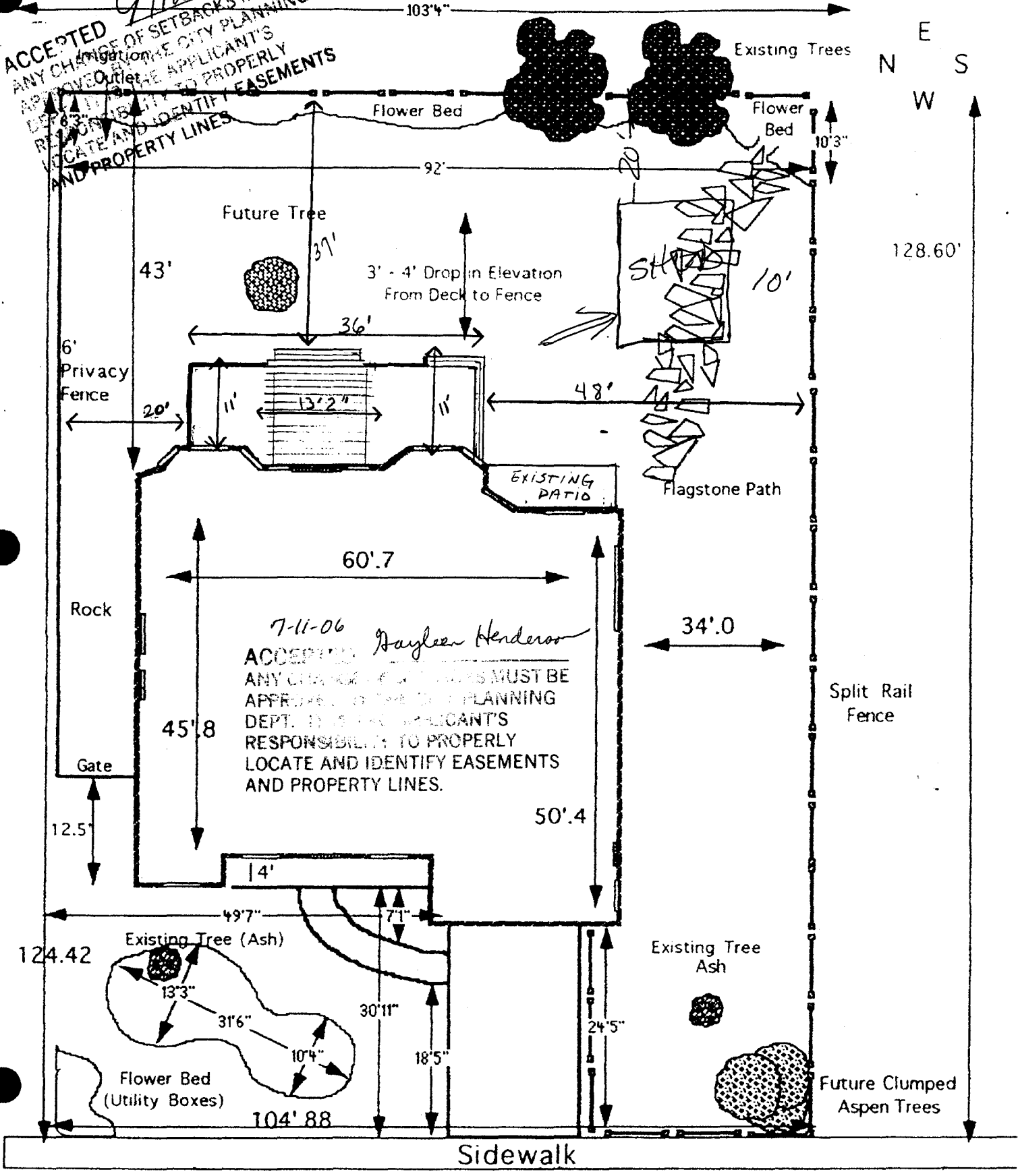
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>Shed only</u>
Utility Accounting <u>Other answer</u>	Date <u>7-11-06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Alise Dragon 3/12/07

ACCEPTED
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.



7-11-06
Dayleen Henderson
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Steve & Tauha Werman
2034 PAINT PONY LN
GRAND JUNCTION CO 81502