

DATE SUBMITTED: October 26, 1993

PERMIT # 46753 ✓

FEE 5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2717 G Rd - 4360 G Rd. SQ. FT. OF BLDG: 2,000

SUBDIVISION: Horizon Park East SQ. FT. OF LOT: 14,000

FILING # 1 BLK #      LOT # 10 NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-012-50-002 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

PROPERTY OWNER: Jim West - Builder, Inc. USE OF ALL EXISTING BUILDINGS: N/A

ADDRESS: 579 Horizon Dr., #E

PHONE: 242-4310

DESCRIPTION OF WORK AND INTENDED USE: Construction of a new single family residence SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

### FOR OFFICE USE ONLY

ZONE: PR FLOODPLAIN: Designated YES      NO ✓

SETBACKS: F 20' S 5' R 20' GEOLOGIC HAZARD: YES      NO     

MAXIMUM HEIGHT:      CENSUS TRACT #: 10

PARKING SPACES REQ'D:      TRAFFIC ZONE: 20

LANDSCAPING/SCREENING:     

SPECIAL CONDITIONS: \*\* Using existing address; address change will need to be done after subdivision addresses are assigned.

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

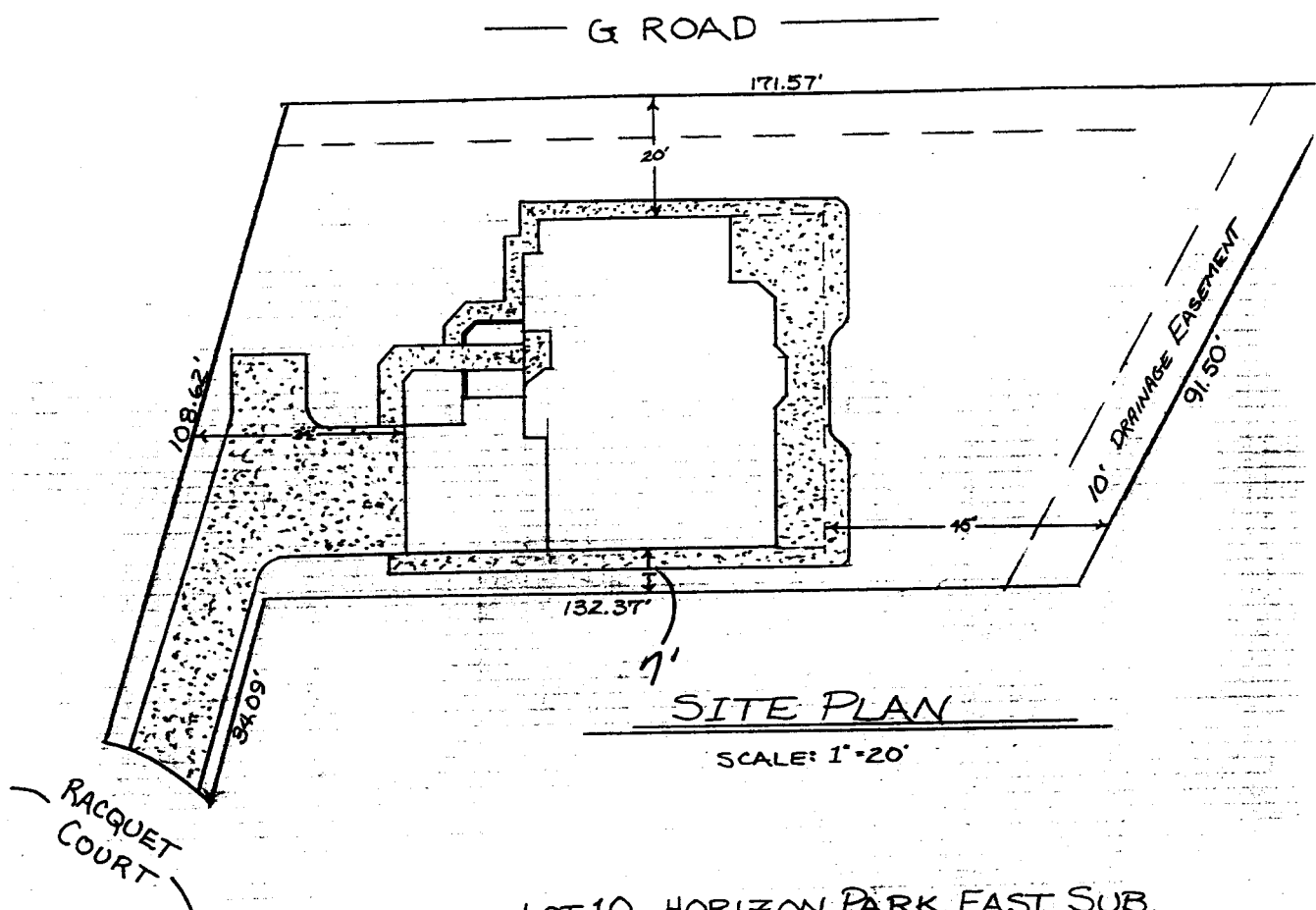
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-26-93

APPROVED BY: Marcia Patz

James D. [Signature]  
SIGNATURE



LOT 10, HORIZON PARK EAST SUB.

ACCEPTED *MP 10-26-93*  
 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.