

DATE SUBMITTED: 8/6/93

PERMIT NO. 46869

FEE \$ 5.00

9/21/93 *[Signature]*

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

3705

BLDG ADDRESS ~~3735~~ HORIZON GLEN CT. SQ. FT. OF BLDG: 2312 #

SUBDIVISION HORIZON GLEN SQ. FT. OF LOT: APPROX 35,475 #

FILING # 1 BLK # 1 LOT # 2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-021-13-002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER SUN KING MGMT. CORP. USE OF EXISTING BUILDINGS: N/A.

ADDRESS P.O. Box 3299 GJ.

TELEPHONE: 245-9173 DESCRIPTION OF WORK AND INTENDED USE: SINGLE FAMILY HOME

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES NO X

SETBACKS: FRONT 10 GEOLOGIC HAZARD: YES NO X

SIDE 10 REAR 20 CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT 30' *as per building envelope* PARKING REQ'MT

LANDSCAPING/SCREENING REQUIRED: SPECIAL CONDITIONS:

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy 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.

Angeline Barrett
Department Approval

Jody Matz
Applicant Signature

Date Approved

8/6/93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

25' ILLEGSS & EGRESS EASEMENT

HORIZON GLEN COURT

DRIVE
S 26.30' 01" W

HORIZON

25' x 25'
IRRIGATION EASEMENT

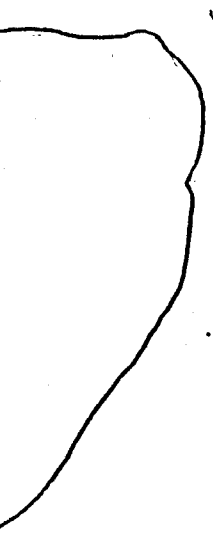
PRESERVATION EASEMENT

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

A. Barrett

© **PLOT PLAN**

SCALE 1" = 30'



N 56.10.20" E
70.96'

N 89.58'43" W
110.00'

EXISTING TREES

LOT 2

3735
HORIZON GLEN CT. # 12
2312 #

63'-0"

10' UTILITY EASEMENT

N 89.58'43" W

80'-0"

289.88'

115.00'