

DATE SUBMITTED: 3-24-93

PERMIT NO. 450612

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 3830 Horizon Glen Ct.

SQ. FT. OF BLDG: 3,660

SUBDIVISION Horizon Glen

SQ. FT. OF LOT: 13,580

FILING # _____ BLK # _____ LOT # 10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-021-13-010

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER George + Ginger Rice

USE OF EXISTING BUILDINGS: _____

ADDRESS 2436 Appalwood Cir.

DESCRIPTION OF WORK AND INTENDED USE: New Residence

TELEPHONE: 245-5215

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

Designated
FLOODPLAIN: YES _____ NO X

SETBACKS: FRONT 20'

GEOLOGIC HAZARD: YES _____ NO _____

SIDE 10' REAR 20'

CENSUS TRACT: 10 TRAFFIC ZONE: 20

MAXIMUM HEIGHT 2 story from average existing lot elevation at building location
LANDSCAPING/SCREENING REQUIRED: _____

PARKING REQ'MT 2

SPECIAL CONDITIONS:
None

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.

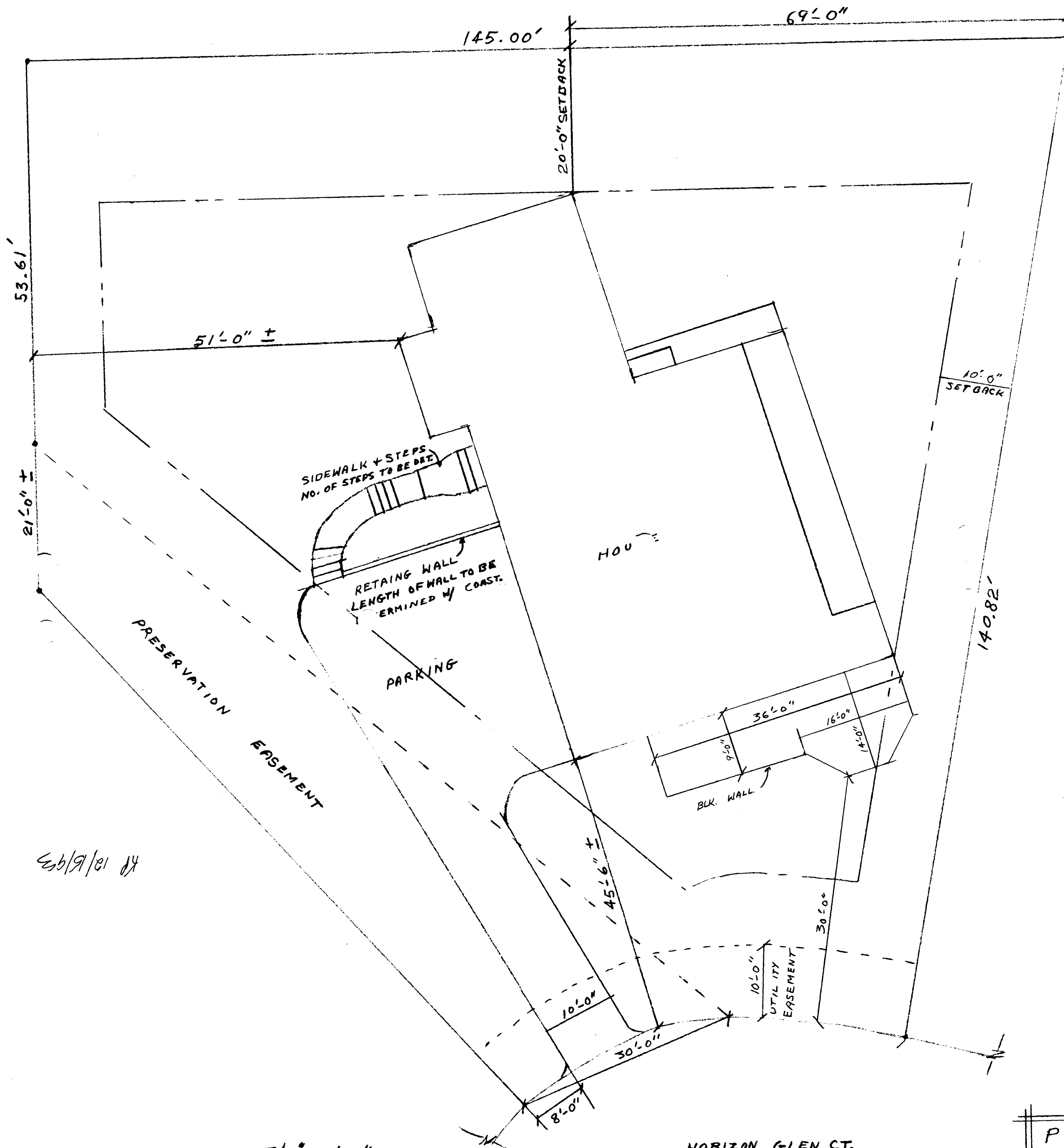
Kathy Portin
Department Approval

Lawayne Martin 243-7365
Applicant Signature

5/26/93
Date Approved

3-25-93
Date

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

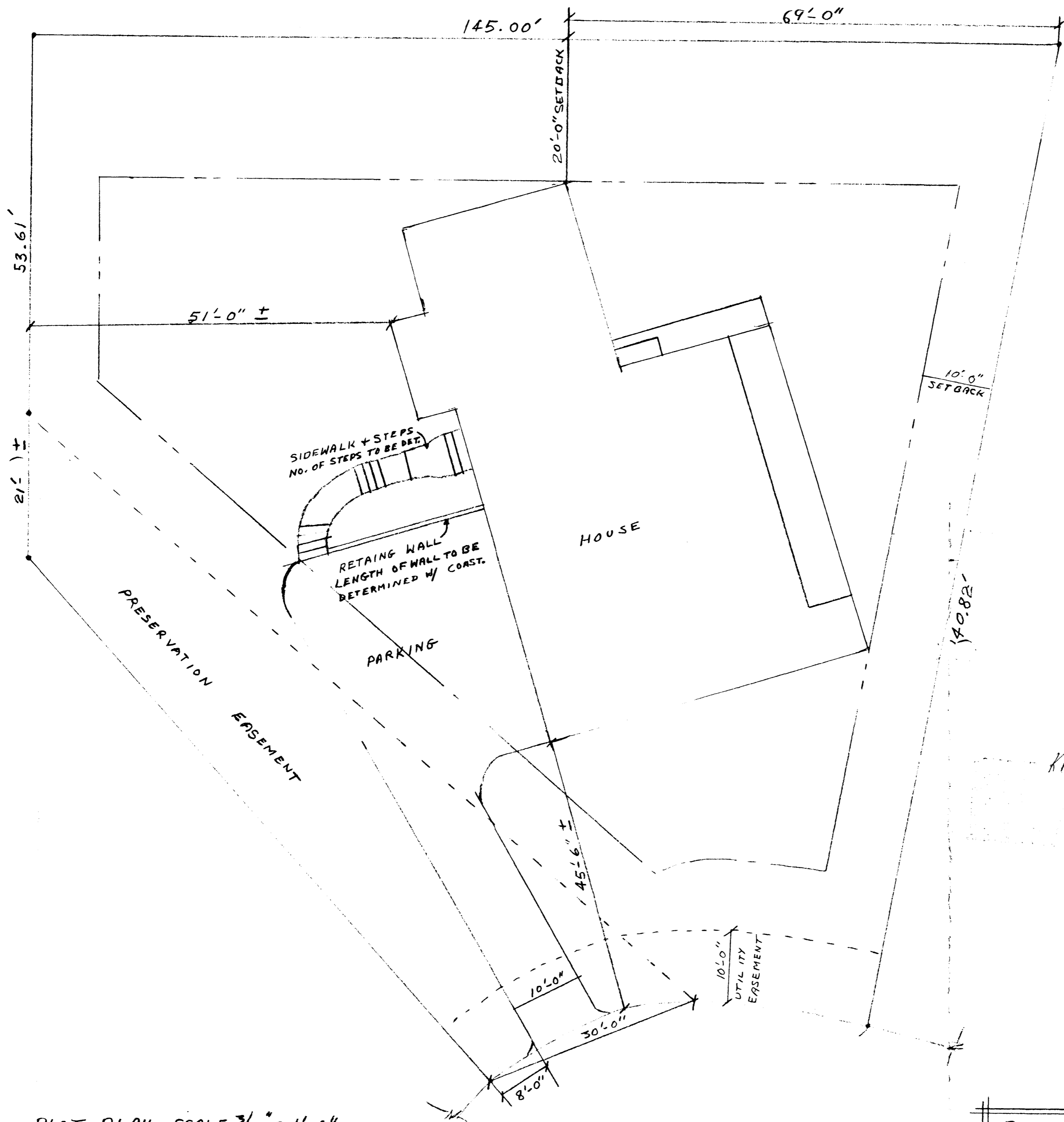


6/9/01 dx

PLOT PLAN SCALE $\frac{3}{32}'' = 1'-0''$

HORIZON GLEN CT.

PROPOSED RESIDENCE FOR GEORGE & GINGER RICE 3830 HORIZON GLEN CT.
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KP 5/26/93

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