

DATE SUBMITTED 2-25-94

BUILDING PERMIT NO. 48254

FEE \$ 5.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Department of Community Development

BLDG ADDRESS 3755 HORIZON GLEN CT.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3000# incl. garage

SUBDIVISION HORIZON GLEN

SQ. FT. OF EXISTING BLDG(S) N/A

FILING _____ BLK _____ LOT 4

TAX SCHEDULE NO. 2945-021-13-024

NO. OF FAMILY UNITS 1

OWNER DAVID & BETHANY HOFFMAN

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 925 N. 5TH ST.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 243-9564

NEW SINGLE FAMILY RESIDENCE

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front ~~20~~ from property line or 20' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line

CENSUS TRACT 10 TRAFFIC ZONE 20

Rear 20' from property line

PARKING REQ'MT _____

Maximum Height _____

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures _____

per approved Building envelope

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pitz

Applicant Signature David Hoffman

Date Approved 2-25-94

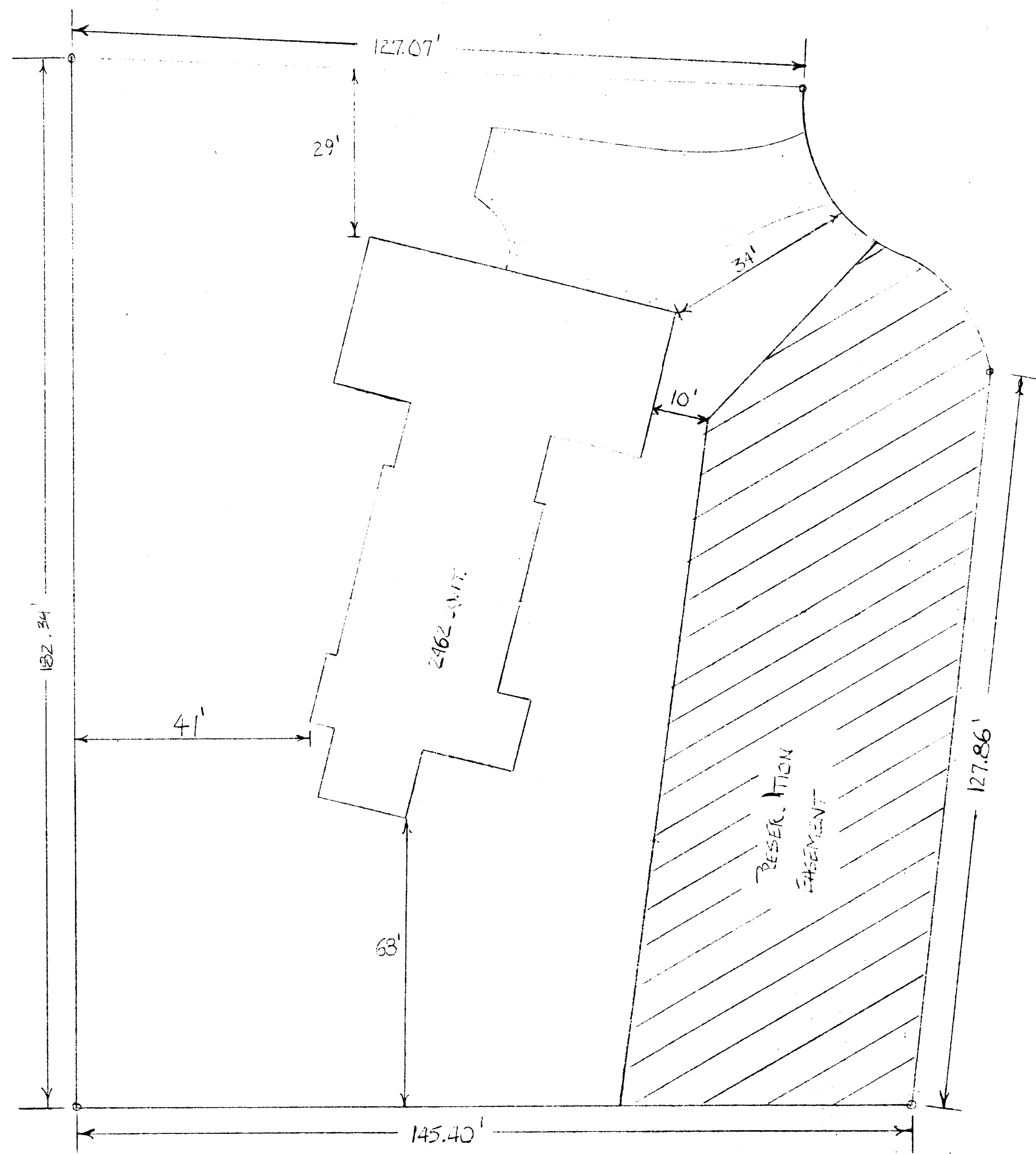
Date 2.25.94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



MP 2-25-94

SITE PLAN		3755 HORIZON GLEN COURT	
LOT 4	SCALE	1/2" = 1'	DRAWN BY
			REVISED
DATE		APPROVED BY	
2-14-94			DRAWING NUMBER