

DATE SUBMITTED 1-10-94

BUILDING PERMIT NO. 47361

FEE \$ 5.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Department of Community Development

Glen Court

BLDG ADDRESS 3835 Horizon

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2554

SUBDIVISION Horizon Glen

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

FILING 1 BLK _____ LOT 7

TAX SCHEDULE NO. 2945-021-13-027

NO. OF FAMILY UNITS 1

OWNER Don Bowman

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

ADDRESS 2484 6 Rd

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 241-6431

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 _____ 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 _____

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 *Maxine Petty*
Date Approved 1-10-94

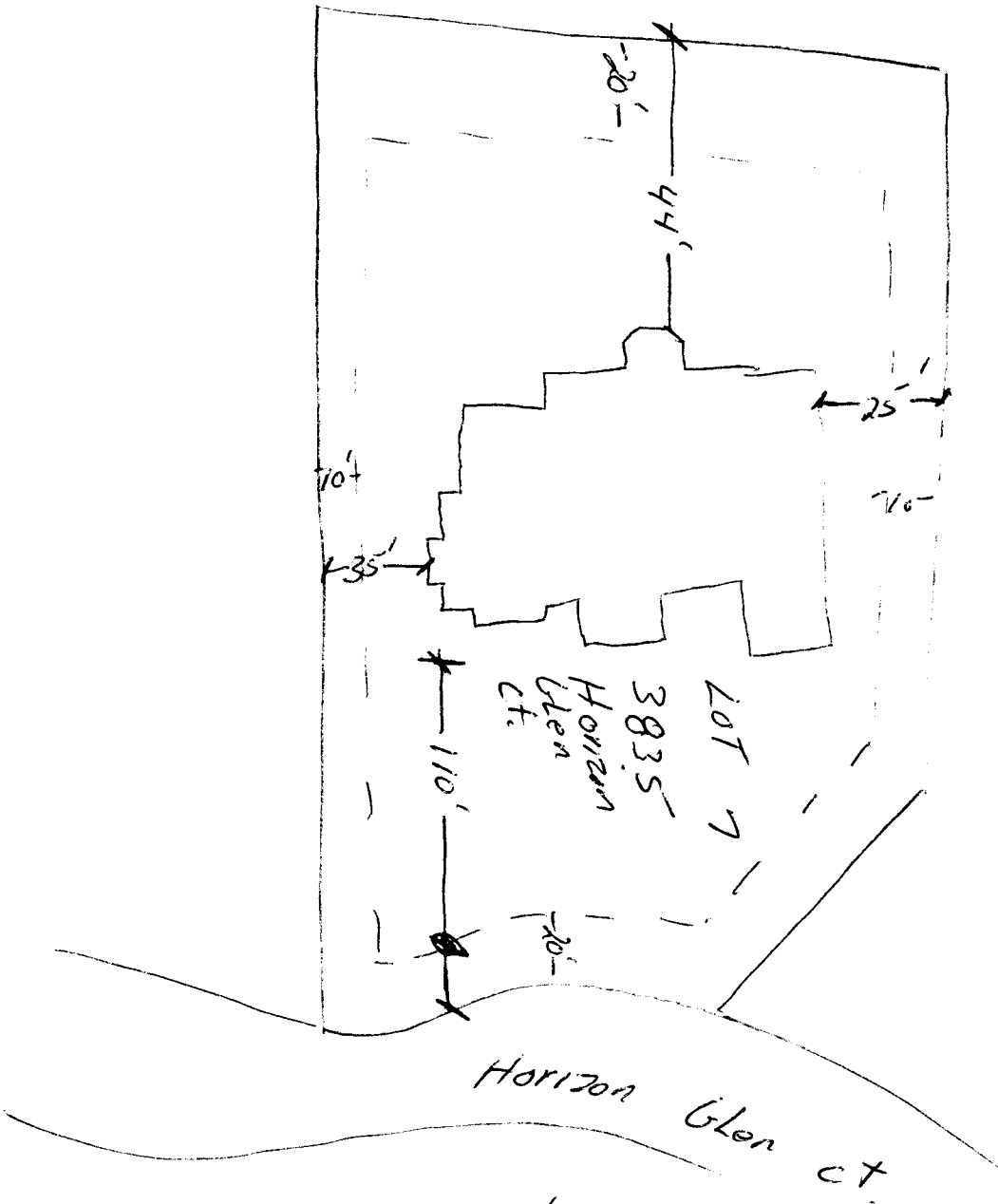
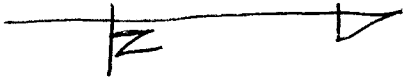
Applicant Signature *Don Bowman*
Date 1-10-94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCEPTED MP 1-10-94
ANY CHANGES OF SETBACKS, DIMENSIONS
APPLIED BY THE CITY WILL BE THE
DEPT. OF THE CITY'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.