

FEE \$ 10⁰⁰

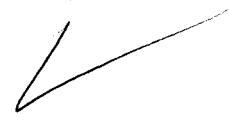
no improvements on Horizon Dr. can be found to be paid -

BLDG PERMIT NO. 57114

TCP-500

PLANNING CLEARANCE

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



3021-4040-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3805 Horizon Glen Ct. TAX SCHEDULE NO. 2945-021-13-025

SUBDIVISION Horizon Glen Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING I BLK I LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Mack G. and Marian A. Gouth NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2720 No. 8th Ct. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Jim West - Builder, Inc. USE OF EXISTING BLDGS new single family residence

(2) ADDRESS 759 Horizon Dr., Unit E DESCRIPTION OF WORK AND INTENDED USE: same

(2) TELEPHONE 2424310

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) or _____
from center of ROW, whichever is greater

Side 10' from PL Rear 20' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions TCP will be refunded if street improvements are found to have been paid.

CENSUS TRACT 10 TRAFFIC ZONE 20

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Janet West Date 2-10-95

Department Approval Ronnie Edwards Date 2-10-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 8114 - S/F home

Utility Accounting Miller Fowler Date 2-10-95

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

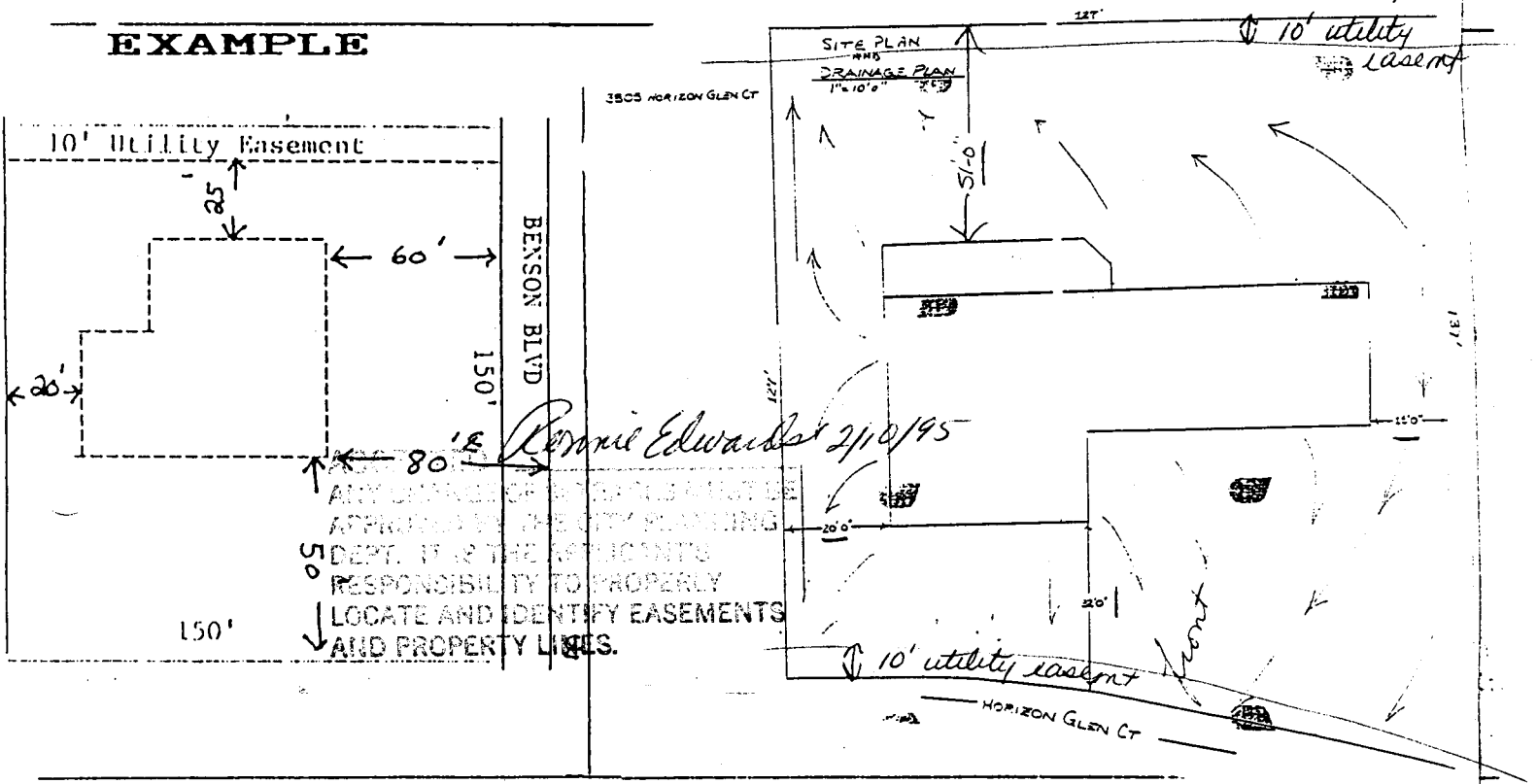
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

MESA COUNTY APPLICATION FOR A PLANNING CLEARANCE

In the box provided below please draw a plot plan showing the following:

- 1) An outline of the property lines with the dimensions of the parcel:
- 2) An outline of the proposed structure with dotted lines:
- 3) Indicate the distance from the proposed structure to the front, sides and rear property lines:
- 4) Indicate all easements or rights-of-way on the property:
- 5) Draw all other existing structures on the property:
- 6) Identify all streets touching the property:

EXAMPLE



| | | | | | |
|---------------------------|----------|-------------|------------------|------------|------------|
| Zone _____ | Setbacks | Front _____ | Side _____ | Side _____ | Rear _____ |
| Flood Plain | yes no | | Parking Plan | yes no | _____ |
| Geologic Hazard | yes no | | Landscaping Plan | yes no | _____ |
| Variance _____ | | | Drainage Plan | yes no | _____ |
| Census Tract _____ | | | Driveway Permit | yes no | _____ |
| Special Conditions: _____ | | | | | |

Approved by _____
Date _____