

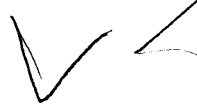
FEE \$ 1000

BLDG PERMIT NO. 51303

### PLANNING CLEARANCE

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

*TCP-500<sup>00</sup>*



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 3825 Horizon Glen Ct TAX SCHEDULE NO. 2945-021-13-026  
 SUBDIVISION Horizon Glen SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3200'  
 FILING 1 BLK - LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER Don Bergman NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2484 GRD  
 (1) TELEPHONE 241-6431 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Don Bergman USE OF EXISTING BLDGS Home  
 (2) ADDRESS 2484 GRD DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 241-6431 New 3200' Home

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' to 30' from property line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt \_\_\_\_\_  
 Side 10' from PL Rear 20' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 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).

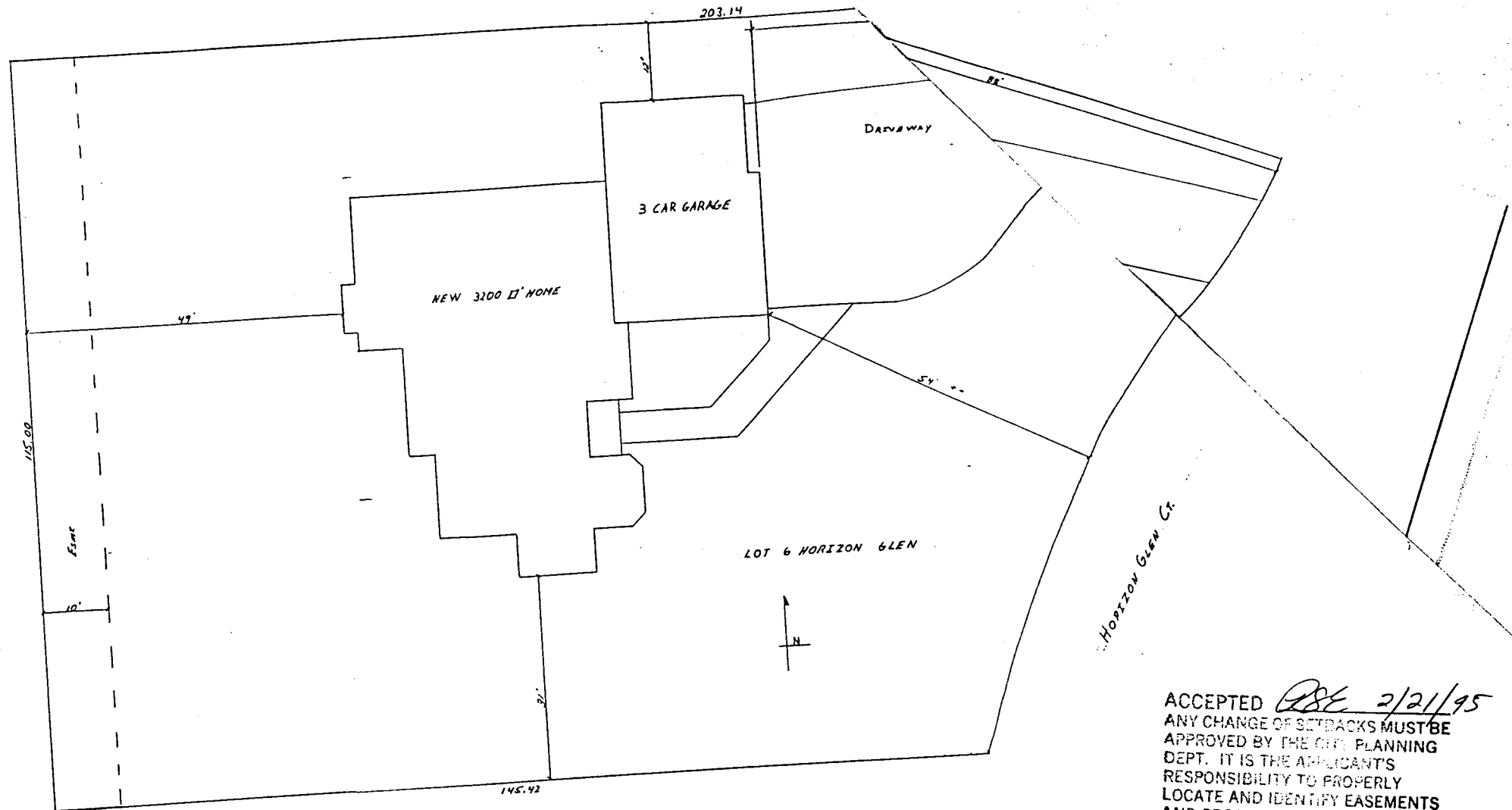
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2/21/95  
 Department Approval Ronnie Edwards Date 2/21/95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8126  
 Utility Accounting [Signature] Date 2-21-95

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)



ACCEPTED *ABE* 2/21/95  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

DESIGNATIVE PLANN NUMBER 241-6	
PLAN	DATE
Plot Plan	1/21/95
3825 Horizon Ct	
DATE	APPROVED BY