

FEE \$	10. —
TCP \$	500. —
SIF \$	—



BLDG PERMIT NO. 62576

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 3845 HORIZON GLEN CT. TAX SCHEDULE NO. 2945 .021.13.028  
 SUBDIVISION HORIZON GLEN SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500 #  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER GREG & SALLY SCHAEFER NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3350 MUSIC LANE  
 (1) TELEPHONE 241-2909 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT DAVID HOFFMAN-MTN. HIGH USE OF EXISTING BLDGS N/A  
 (2) ADDRESS Box 1452 DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE 243-9564 244-0463 PAGER SINGLE FAMILY RESIDENCE

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

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR1.8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' minimum from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' & 15' from PL Rear 20 from PL Special Conditions as per building envelope  
 Maximum Height \_\_\_\_\_ CENSUS 10 TRAFFIC 20 ANNEX# \_\_\_\_\_

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).

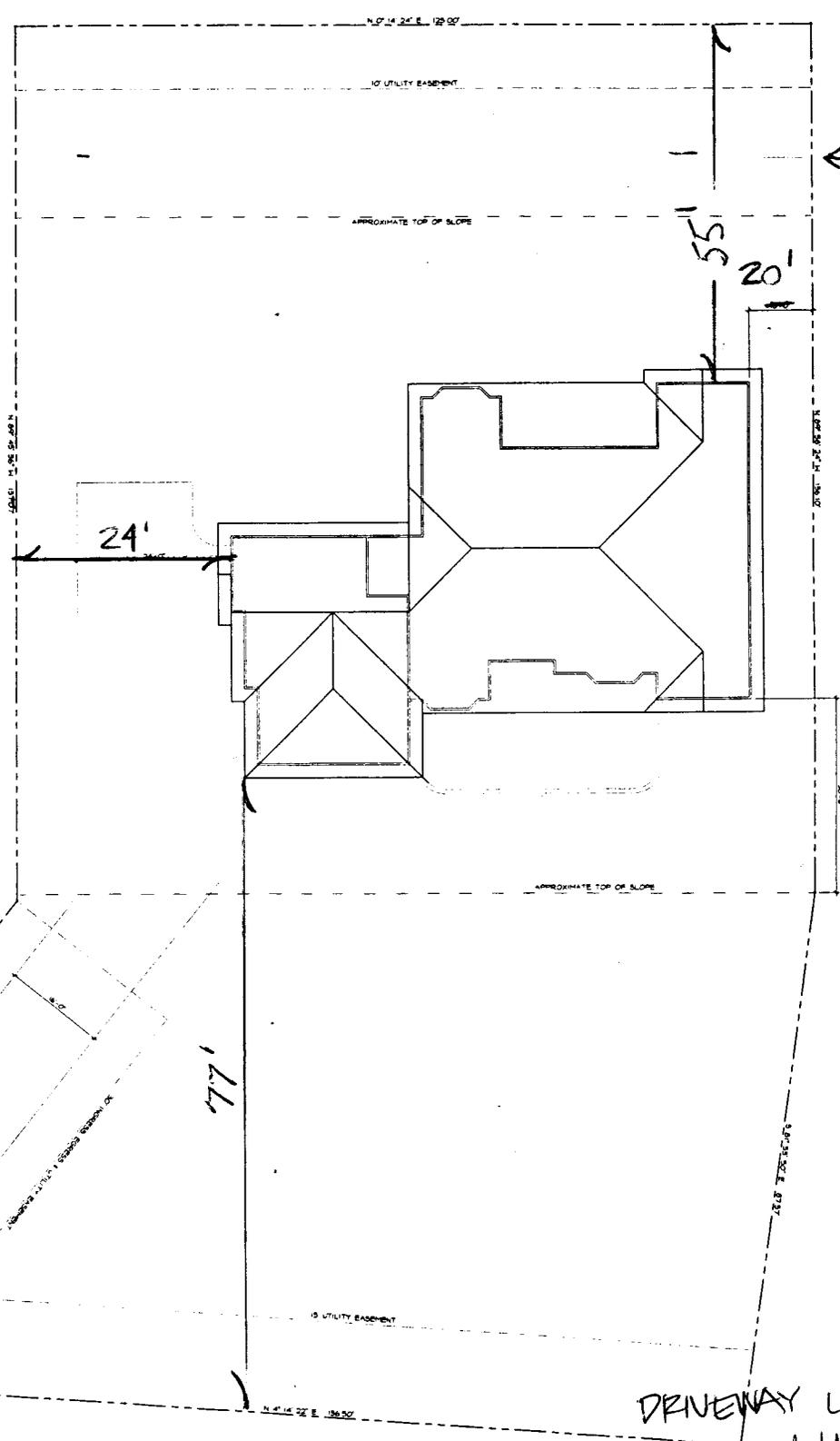
Applicant Signature David Hoffman Date 10/21/97  
 Department Approval Bonnie Edwards Date 10/30/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 458845 pd - see plat map  
 Utility Accounting Jim Cole Date Oct 30, 1997 TR 82755

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

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

ENVELOPE LINE  
20'



ACCEPTED *Romme* 10/30/97  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SITE PLAN  
10/30/97

DRIVEWAY LOCATION O.K.  
*W. Schaefer* 10/21/97

3845 Horizon Glenn Ct.

A1	ISSUE DATE: 09/16/97	<b>The Schaefer Residence</b> 3845 Horizon Glenn Court Grand Junction, Colorado			
----	-------------------------	---	--	--	--