

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 45103

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 4341 15th Street TAX SCHEDULE NO. 2945-012-01-003
 SUBDIVISION Horizon Park EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Horizon Park Joint Venture NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 917 main
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-1330
 (2) APPLICANT _____ USE OF EXISTING BLDGS RES
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: new
 (2) TELEPHONE _____ af

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 PR-6 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions _____
OR easement
 Maximum Height _____ CENSUS 10 TRAFFIC 16 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 Heidi Beletton Date 5-8-98
 Department Approval Antonia Castella Date 5-8-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11280

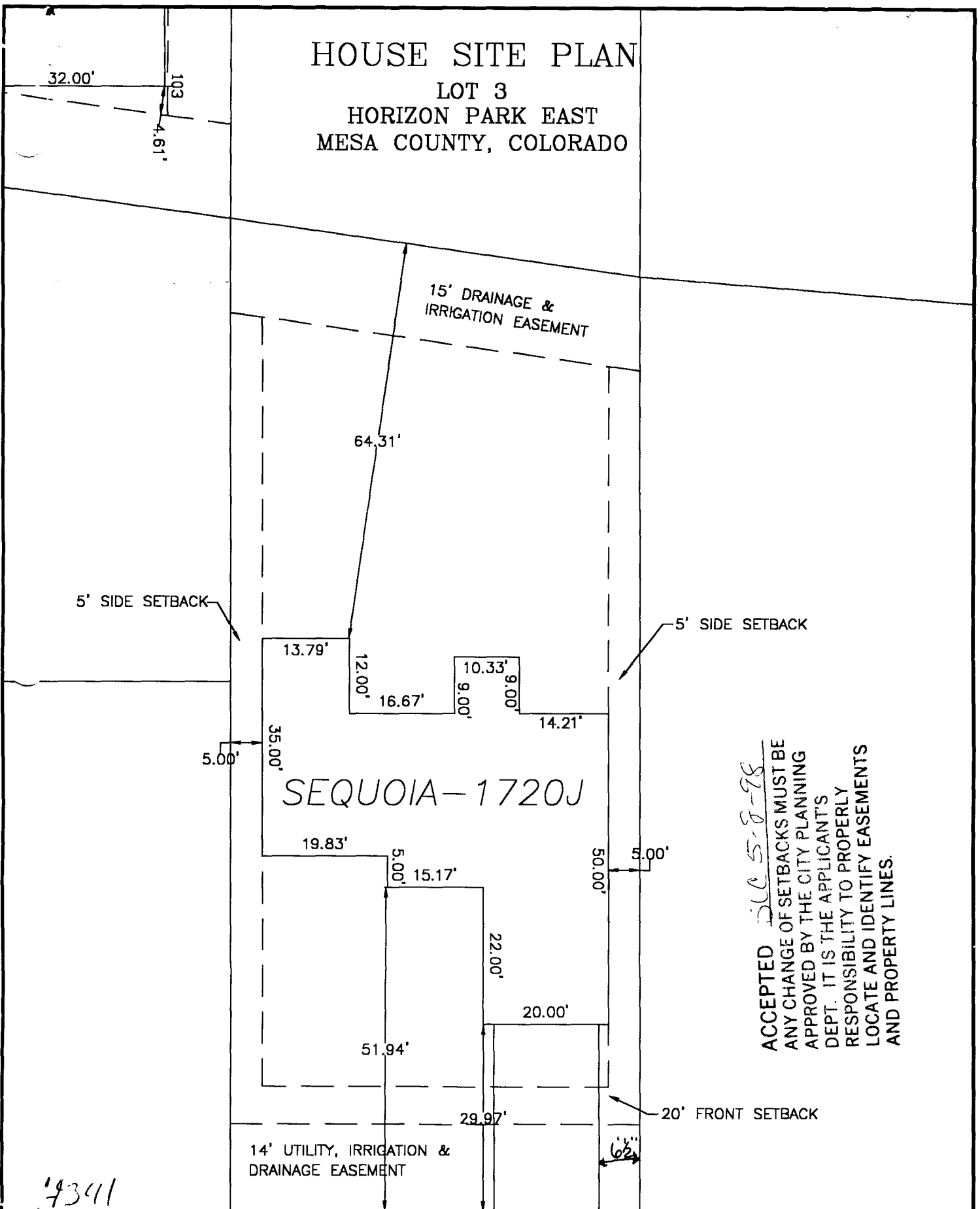
Utility Accounting [Signature] Date 5/8/98

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)

HOUSE SITE PLAN

LOT 3
HORIZON PARK EAST
MESA COUNTY, COLORADO



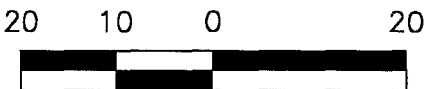
ACCEPTED 5/6 5-8-98
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- 1) Building setback information taken from document recorded in Plat Book 14, Page 159 of the Mesa County Records.
- 2) Only platted easements are shown. Other documents may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.

Prepared for: Horizon Park Joint Ventures
3076 F Road
Grand Junction, CO 81504



SCALE: 1"=20'



*DRIVEWAY LOCATION OK
see attached
5/6/98*

HOUSE SITE PLAN

LOT 6
HORIZON PARK EAST
MESA COUNTY, COLORADO

LANDesign

ENGINEERS * SURVEYORS * PLANNERS

259 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-4098

PROJECT NO. 98038	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 1998		RM		1	1