

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	0



BLDG PERMIT NO. 68471

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 3810 Horizon Glen Ct TAX SCHEDULE NO. 2945-021-13-032
 SUBDIVISION HORIZON GLEN SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2800
 FILING BLK _____ LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Tony Belcastro NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 841 N. 1st
 (1) TELEPHONE 257-5708 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT LGD Construction USE OF EXISTING BLDGS S/F
 (2) ADDRESS 2315 HALL AVE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-6471 S/F 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 PR 1.8 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 *10' from PL Rear *20' from PL Special Conditions ACC approval required, *as per building envelope
 Maximum Height _____ CENSUS 10 TRAFFIC 20 ANNX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 1-26-99

Department Approval [Signature] Date 2-4-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. # 11908 TR 88489

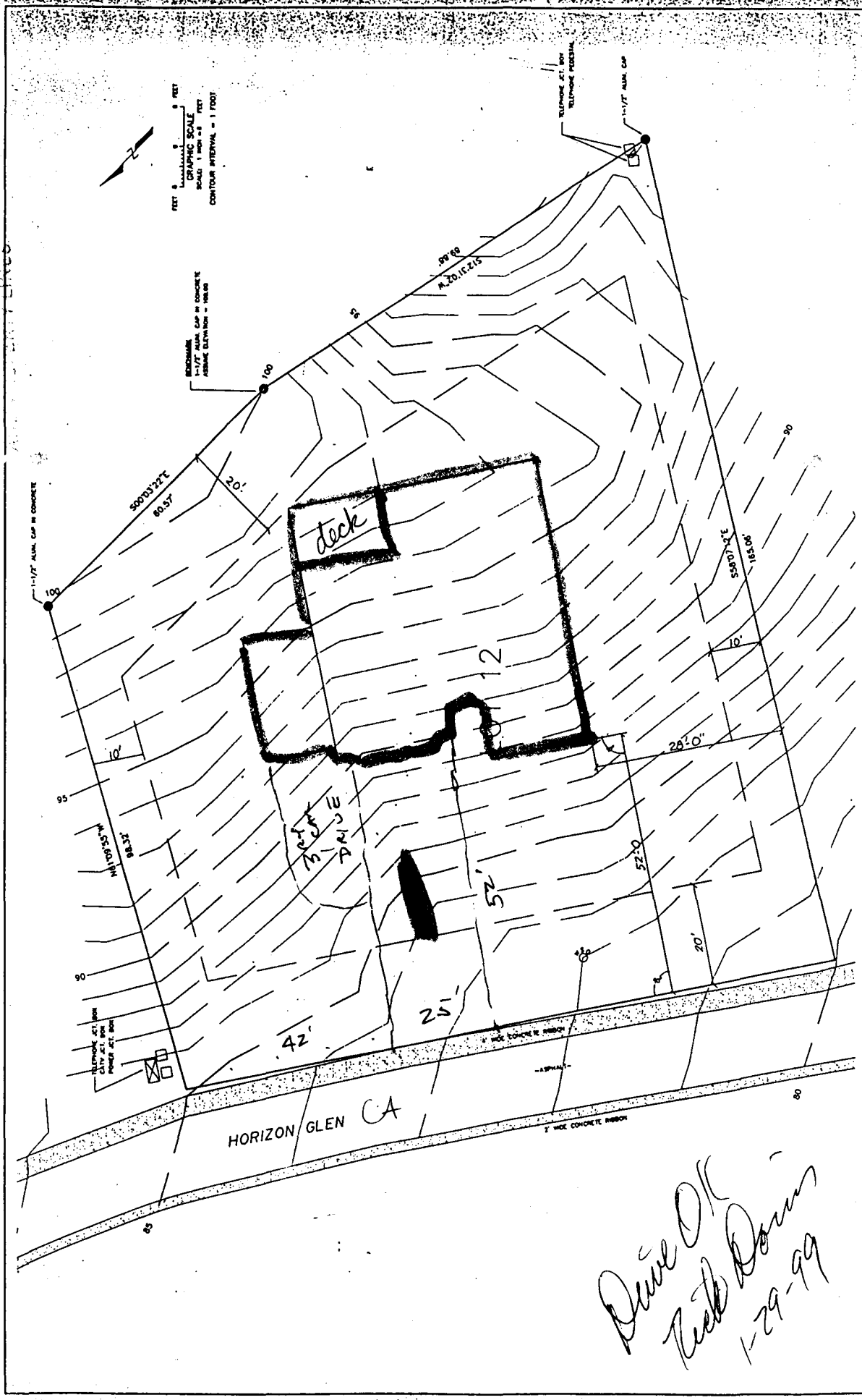
Utility Accounting [Signature] Date 2-4-99

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)

KV2-4-99

AGENTS



DATE		BY		CHECKED BY		DATE	
BANNER BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS 2777 CROSSBOW BLVD. • GRAND JUNCTION, CO 81505 • P. 970.243.8411				GRAND JUNCTION, COLORADO SHEET NO. 1 OF 1 LOT 12 TOPOGRAPHIC MAP HORIZON GLEN SUBDIVISION			

Drive OK
Tech Downs
1-29-99