

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$

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

BLDG PERMIT NO. 74868



Your Bridge to a Better Community

BLDG ADDRESS 3760 HORIZON Glen Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2386
 TAX SCHEDULE NO. 2945-021-13-033 SQ. FT. OF EXISTING BLDGS 0-562 ^{GARAGE}
 SUBDIVISION HORIZON Glen Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2948
 FILING Sec 2 BLK 15 W LOT 13 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Steve S. BARVES NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 1111 HORIZON DR. #512 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970-255-7441 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT _____ TYPE OF HOME PROPOSED: Single Family Home
 (2) ADDRESS Same Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

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) Permanent Foundation Required: YES NO _____
 or ~~30~~ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt N/A
 Maximum Height 2 story from average existing Special Conditions _____
 CENSUS 10 TRAFFIC 20 ANN# _____

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).

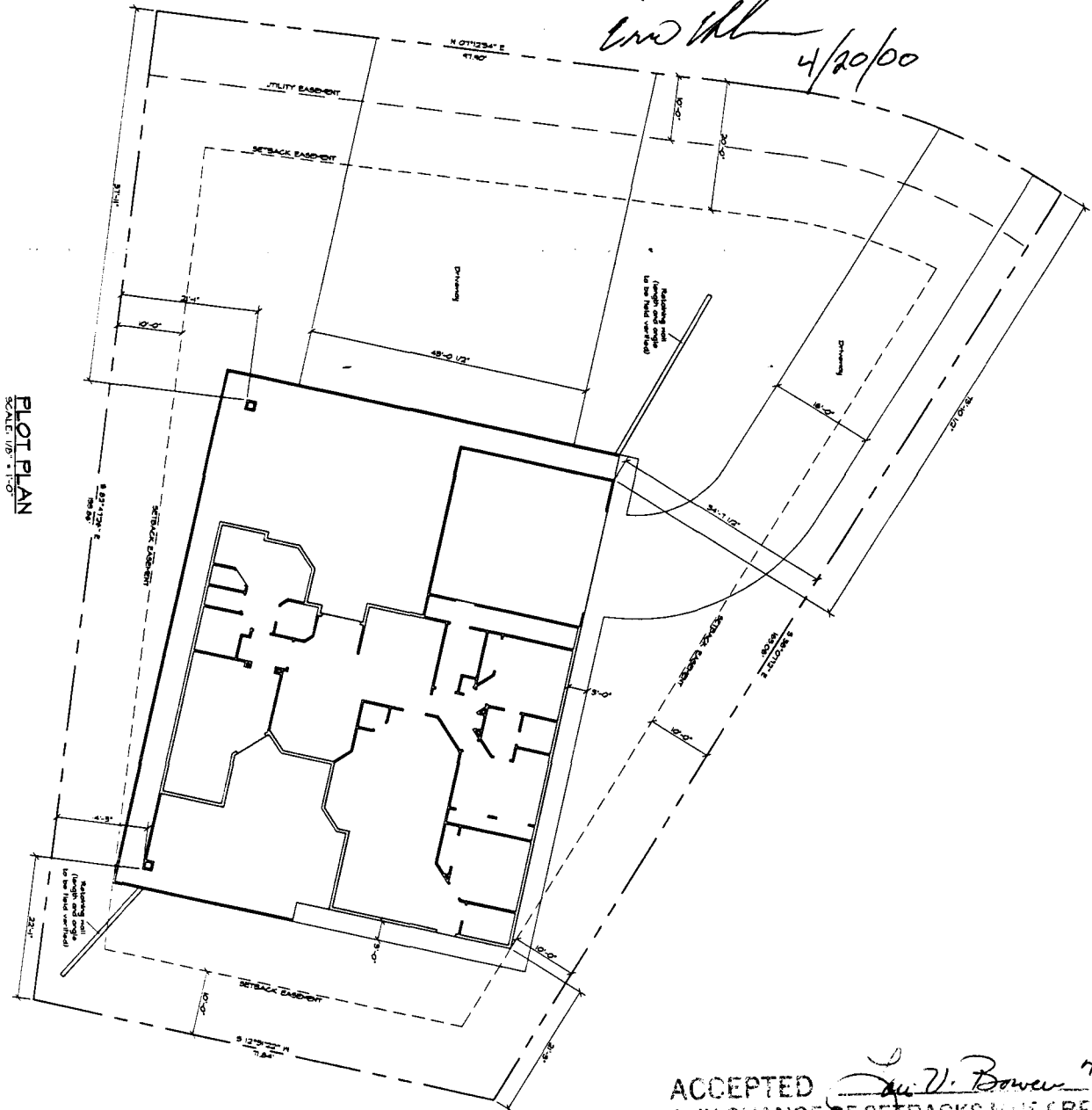
Applicant Signature [Signature] Date 4-20-2000
 Department Approval [Signature] Date 4-20-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13037</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/20/00</u>

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)

DRIVE OK
lwo 4/20/00



PLAT PLAN
 SCALE 1/8" = 1'-0"

ACCEPTED *L. V. Bowers* 7/20/00
 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.

PL-1 SHEET NO. 1	JMK & Associates, Inc. 2764 Compass Dr., #200 Grand Junction, CO. 81508 (970) 241-5823	BARNES RESIDENCE 3760 Horizon Glen Ct. Grand Junction, CO 81506	DATE: 4/18/00 SCALE: 1/8" = 1'-0"	DRAWN BY: JMK	CHECKED BY:	APPROVED BY:	SHEET NO. 1
	PROJECT NO.						