

FEE \$	10.00
TCP \$	170.50
SIF \$	1168.00

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

BLDG PERMIT NO. 79517



Your Bridge to a Better Community

BLDG ADDRESS 739 GLEN COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 8183

TAX SCHEDULE NO. 2945 024 12 941 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION THE GLEN & HORIZON DRIVE TOTAL SQ. FT. OF EXISTING & PROPOSED 8183

FILING - BLK 4 LOT 5 ^{Bldg.}

NO. OF DWELLING UNITS:
Before: 0 After: 4 this Construction

(1) OWNER THE GLEN & HORIZON DRIVE II NO. OF BUILDINGS ON PARCEL
Before: 0 After: 4 this Construction

(1) ADDRESS 418 E. COOPER SUITE 204 ASPEN CO. USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 970 925 2124 DESCRIPTION OF WORK & INTENDED USE NEW 4-PLEX

(2) APPLICANT CITY MT. GRAND JCT., LTD., L.L.P. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 418 E. COOPER SUITE 204 ASPEN, CO

(2) TELEPHONE 970 925 2124

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 7,4. Maximum coverage of lot by structures -

SETBACKS: Front / from property line (PL) Permanent Foundation Required: YES NO
or / from center of ROW, whichever is greater

Side / from PL, Rear per wdg notes from PL Parking Req't per plan

Maximum Height per wdg notes Special Conditions Fil # FPP-1996-240

CENSUS 10 TRAFFIC 23 ANNEX# _____

*per wdg notes
envelopes
attached*

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).

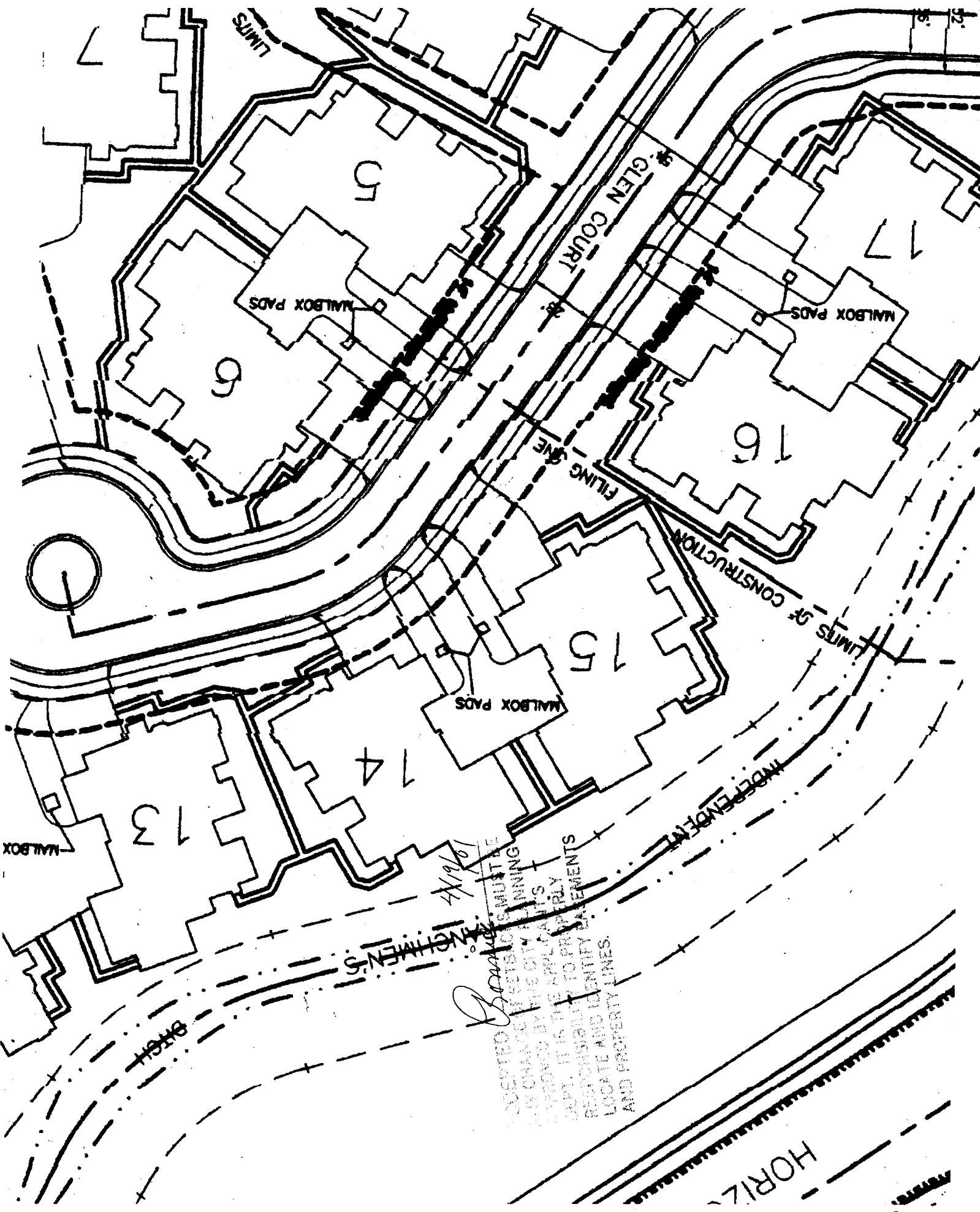
Applicant Signature [Signature] Date 13-APR-01

Department Approval Ronnie Edwards for K.P. Date 4-16-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13914</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/19/01</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)



10/19/17

B. B. B.
QUESTIONS CONCERNING THE
EXISTING SETBACKS MUST BE
AS ORDERED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

MANCHINEN'S

HORIZ

STREET

INDEPENDENT

LIMITS OF CONSTRUCTION

FILING AVE

GLEN COURT

LIMITS

32'

MAILBOX PADS

MAILBOX PADS

MAILBOX PADS

MAILBOX

5

6

16

15

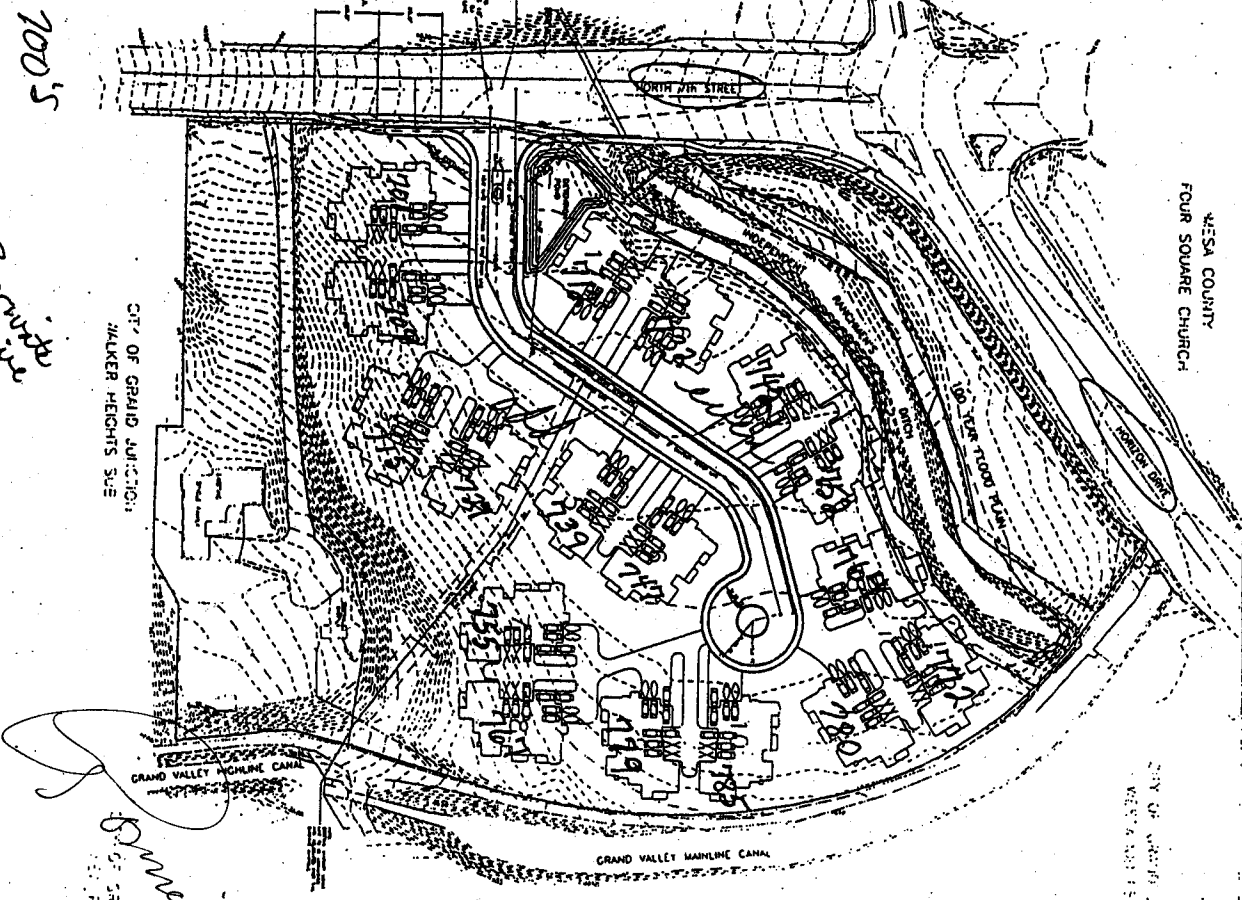
14

13

17

CITY OF GRAND JUNCTION
MESA VIEW RETIREMENT

MESA COUNTY
FOUR SQUARE CHURCH



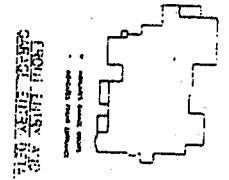
700's
2 private units
7th assigned as address
parcels for purposes of
the state trailers

CITY OF GRAND JUNCTION
WALKER HEIGHTS SUB

Grand Valley Mainline Canal
Grand Valley Archline Canal

CITY OF GRAND JUNCTION
WEST 400 STREET

USE	ACRES	% OF TOTAL
FRONT-LODGE	2.1	2.1
STREET	0.1	0.1
OFFICE SPACE	1.8	1.8
COMMUNITY	0.9	0.9
TOTAL	4.9	100.0
RESIDUAL GROUND	7.28	
TOTAL NO. OF UNITS	22	

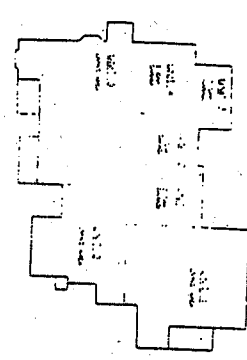


FLOOR PLAN AND
FLOOR ELEVATION

4/19/01

ACCEPTED
ANY CHANGE OF
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

10/9/00
DOLLAR BACKS



NOTE: 1. Scale: 1/8" = 1'-0"
2. All dimensions are in feet and inches.
3. All dimensions are to the centerline of the building.
4. All dimensions are to the centerline of the building.

PRELIMINARY PLAN
HORIZON VILLAGE
SUBDIVISION
LAND DESIGN

DATE	NO.	DESCRIPTION

2945-024-00-048

Villas
Vintage - 1015
Ely St.
Horn @ Horgan

Horgan
Villas
Horn @ Horgan