

FEE \$ 10.00  
 \* TCP \$ PAID 7/24/01  
 SIF \$

**PLANNING CLEARANCE**

BLDG PERMIT NO. 79024

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



Your Bridge to a Better Community

BLDG ADDRESS 638 Horizon SQ. FT. OF PROPOSED BLDGS/ADDITION 2004 sq Ft Finished 1002 sq Ft UNFINISHED  
 TAX SCHEDULE NO. 2945-024-21-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Foursquare Minor Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 2004 sq Ft Finished 1002 sq Ft Unfinished  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: ONE this Construction  
 (1) OWNER RON UNFRED NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: ONE this Construction  
 (1) ADDRESS 2809 Northstar Dr. USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 241-9105 DESCRIPTION OF WORK & INTENDED USE Build Home  
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  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 RSF-1 Maximum coverage of lot by structures 20%  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 30' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS 10 TRAFFIC 2B 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 Ron Unfred Date 3/12/01  
 Department Approval White Wagon Date 3/14/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13813</u>
Utility Accounting <u>check</u>		Date <u>3/14/01</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)

MESA COUNTY ASSOCIATION OF REALTORS

VACANT LAND BOOK DISPLAY (VL)

SP\$ 0 34 POTENTIAL ACTV 50,000

Add 638 HORIZON DR Zon RSF-1 Map F 26 L# 97 3916  
 Onr UNFRED Sub FOURSQUARE TC 825  
 SCN 2945-024-21-002 Lot \*\* Acres 1.00  
 lrd GRAND VALLEY IRR Irr Acres 5.00 Irr\$ 79  
 Swr Dist CITY Poss DOD Str PAVED EA N  
 Taps Avl In Pd Elem TOPE Terms C Tx 239 TB 3  
 Water Y N N Mid EAST Wtr CITY CRG N BB 3  
 Sewer Y N N SrHi GJHS Gas PSCO Type FREE SA 0  
 Elec PSCO FrntNWEST Assmt NO Mtg NO

RSF-8 IS CITY RECOMMENDED FUTURE USE. SOME PREPARATION WORK  
 COMPLETED: 120 FEET OF RETAINING WALL PLUS ENGINEERED  
 STRUCTURAL FILL FOR 40 X 44 HOUSE WITH 30 X 32 GARAGE. 5  
 SHARES OF WATER DIVIDED WITH ADJOINING LOT. BUILDABLE AREA  
 AFTER SET BACKS IS 106' (LONG) X 68' TO 52' (DEEP). CAN BE  
 PURCHASED SEPARATELY OR WITH ADJOINING SITE. EXCELLENT  
 OPPORTUNITY.

\*\*LOT 134 X 0 X 102 X 309 APPROXIMATE.

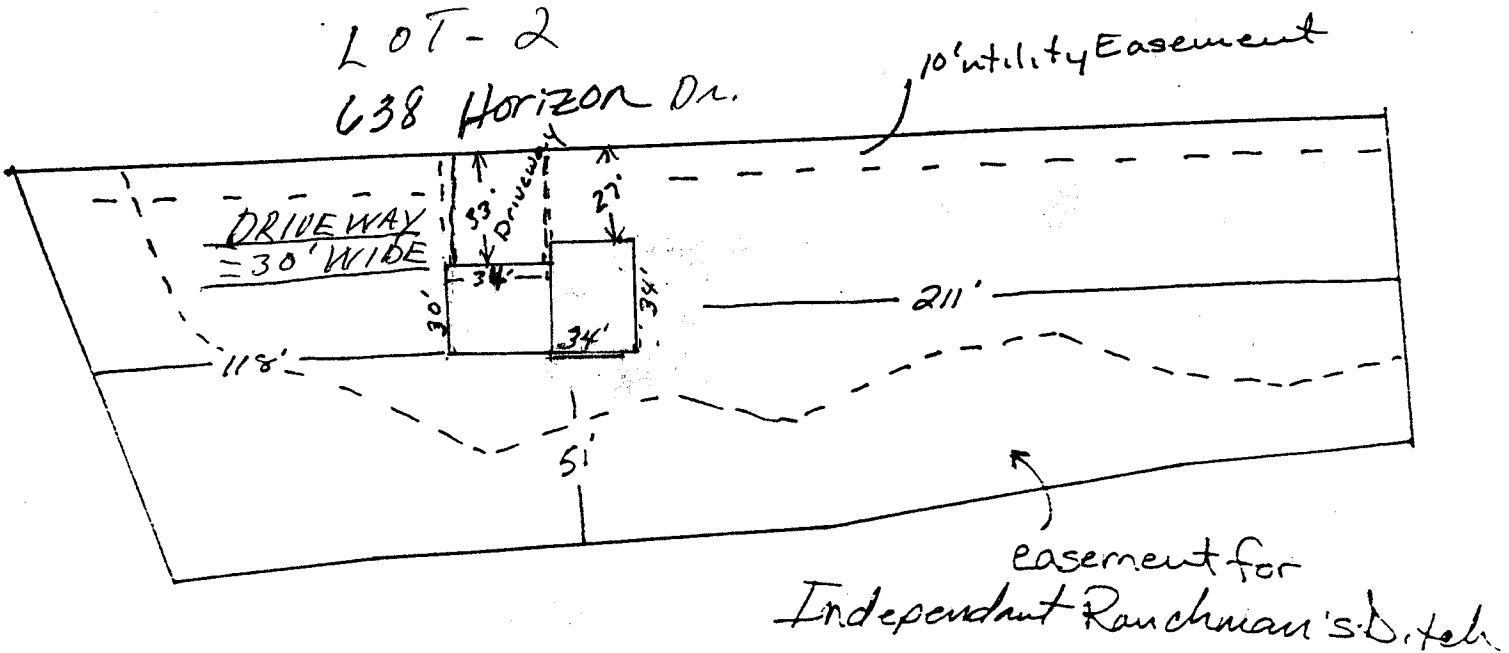
400 X 130

Sis JUDY LUNDGREN-WILL  
LO BRAY & CO BHG

#11

Ph 970-241-8597 EMD 1000 CITY PLANNING  
Ph 970-242-3647 07/16/97

ACCEPTED *Aishe Pragon 3/14/01*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



DRIVE OK AS NOTED

ORP

3/14/01

FEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 56977

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

*✓TCP*

**638 THIS SECTION TO BE COMPLETED BY APPLICANT 002**

BLDG ADDRESS ~~244~~ Horizon Dr TAX SCHEDULE NO. 2945-024-21-~~000~~  
SUBDIVISION Foursquare Minor SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3284  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER Ron Unfred NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 1305 Wellington #105  
(1) TELEPHONE 242-3537 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Same USE OF EXISTING BLDGS ~~residence~~ NA  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ New residence.

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

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

ZONE RSE-1 Maximum coverage of lot by structures 25%  
SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
or 75' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 15' from PL Rear 30' from PL  
Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 23

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 Ron Unfred Date 7/24/96  
Department Approval Marcia Babideaux Date 7-24-96  
Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. S/F House 9365  
Utility Accounting [Signature] Date 7/23/96

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)