

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 82764



Your Bridge to a Better Community

BLDG ADDRESS 3740 HORIZON GLEN CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 5623 sq ft

TAX SCHEDULE NO. 2945-021-13-034 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION HORIZON GLEN TOTAL SQ. FT. OF EXISTING & PROPOSED 5623 sq ft  
 (2944-LIVING)

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 14 NO. OF DWELLING UNITS:

(1) OWNER BRAD & LINDA COX Before: 0 After: 1 this Construction

(1) ADDRESS 2344 Hill Ct. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 242-1010 Before: 0 After: 1 this Construction

(2) APPLICANT STEVE JOSEPHS USE OF EXISTING BUILDINGS NEW RESIDENCE

(2) ADDRESS 2465 E. PIAZZA CT. DESCRIPTION OF WORK & INTENDED USE SITE BUILT RESIDENCE

(2) TELEPHONE 243-8190 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- 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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_

or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 10' from PL, Rear 20' from PL Special Conditions Acco Required

Maximum Height 2 story CENSUS 10 TRAFFIC 20' ANNEX# \_\_\_\_\_

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 12-27-01

Department Approval [Signature] Date 12-31-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14467</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>12/31/01</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)

