FEE\$	10.00
TCP\$	500.00
SIF \$	Ø

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures) Community Development Department



BLDG PERMIT NO.

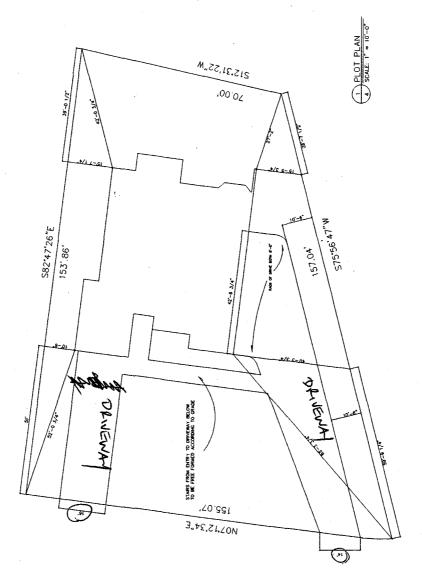


BLDG ADDRESS 3740 HOHZON GLEN CT.	SQ. FT. OF PROPOSED BLDGS/ADDITION 5623	
TAX SCHEDULE NO. 2445-04-13-034	SQ. FT. OF EXISTING BLDGS	
SUBDIVISION HOMZON GLEN	TOTAL SQ. FT. OF EXISTING & PROPOSED 5623 \$\\(\frac{1}{2944-LIVING}\)	
FILINGBLKLOT	NO. OF DWELLING UNITS:	
OWNER BRAD LINDA COX	Before: After: this Construction NO. OF BUILDINGS ON PARCEL	
(1) ADDRESS 2344 Mu CT.	Before: O After: this Construction	
(1) TELEPHONE 242-1010	USE OF EXISTING BUILDINGS NEW RESIDENCE	
(2) APPLICANT STEVE JOSEPHS	DESCRIPTION OF WORK & INTENDED USE SITE BUILT LESIDENCE	
(2) ADDRESS 2465 E. PIAMA CT.	TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)	
(2) TELEPHONE 243-0190	Manufactured Home (HUD) Other (please specify)	
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.	
THIS SECTION TO BE COMPLETED BY CONTROL TO SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater Side 10 from PL, Rear 20 from FL Maximum Height 2 May	Parking Regimt 2	
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).		
ordinances, laws, regulations or restrictions which apply to action, which may include but not necessarily be limited		
Applicant Signature	Date 12-27-01	
Department Approval	Date 12.31-01	
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. 14467	
Utility Accounting Katl & Sberry	Date 12/31/01	
	(Section 9-3-2C Grand Junction Zoning & Development Code)	

DREAM
PREDICE
PRESE
PREPARE
PR

ACCEPTED BILL NUM 12.31-01

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.



Horngen Den

BN 12.31-01