

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

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

BLDG PERMIT NO. 55468

ac



Your Bridge to a Better Community

BLDG ADDRESS 4361 N. 15th St SQ. FT. OF PROPOSED BLDGS/ADDITION 2162
 TAX SCHEDULE NO. 294501261001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Horizon Park TOTAL SQ. FT. OF EXISTING & PROPOSED 2162
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Dennie Glass USE OF EXISTING BUILDINGS residential
 (1) ADDRESS 119 Bowler Palisade, CO 81526
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE new construction/home
 (2) APPLICANT Superior Development TYPE OF HOME PROPOSED:
 (2) ADDRESS 917 Main St. Grand Junction Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE (970) 241-1330 _____ 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 NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 10 TRAFFIC 17 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).

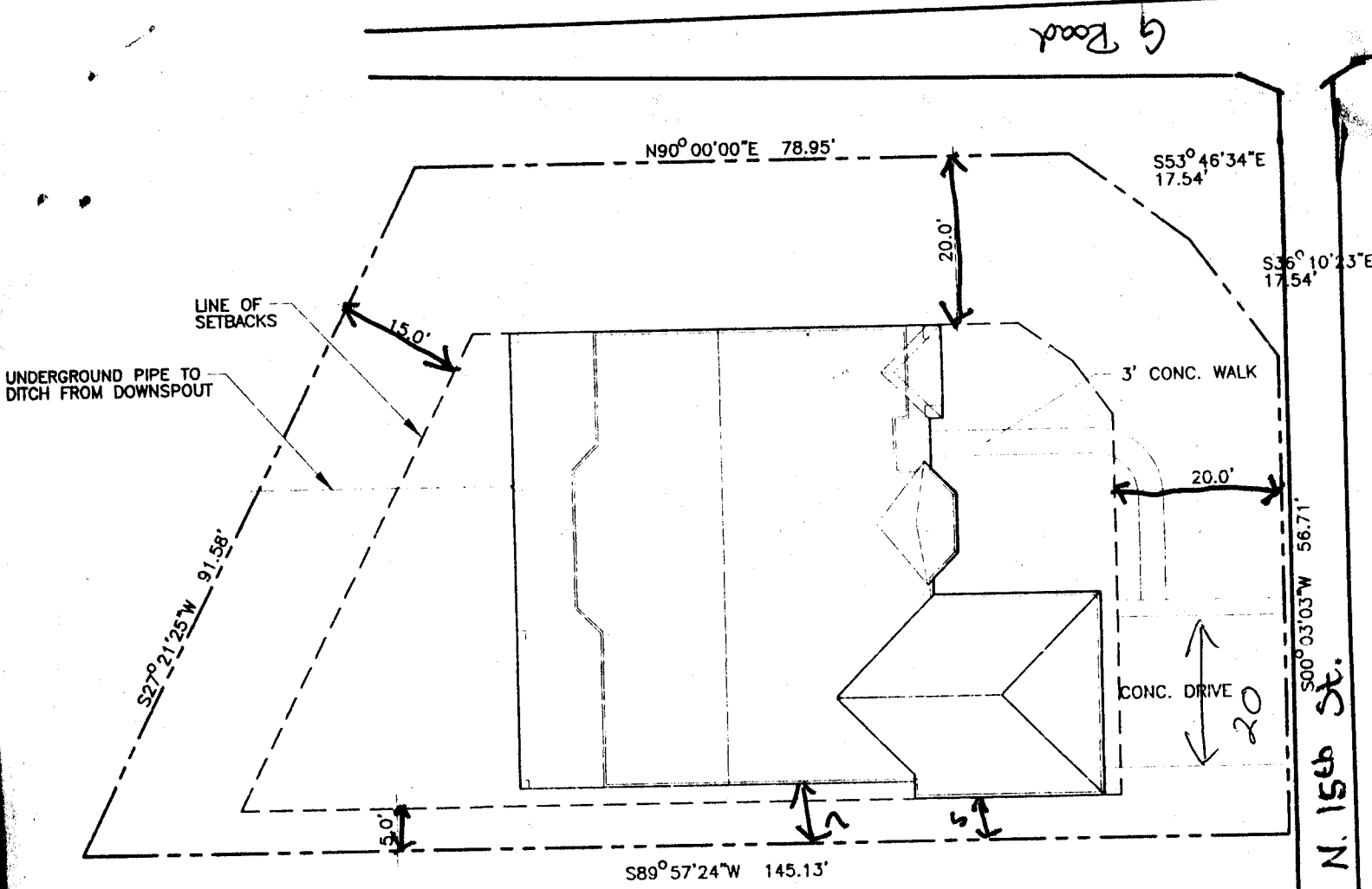
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 7.11.02
 Department Approval [Signature] Date 7/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15106</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/15/02</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)



SITE PLAN

SCALE: 1"=20'-0"



LOT 1, HORIZON PARK EAST SUBDIVISION

7/15/02
 ACCEPTED *Clare Nelson*
 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

Drive OK
 SH 7/15/02
[Signature]

GENERAL NOTES