

FEE \$	10.00
TCP \$	_____
SIF \$	_____

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

BLDG PERMIT NO. 83484



Your Bridge to a Better Community

BLDG ADDRESS 638-Horizon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 957

TAX SCHEDULE NO. 2945-024-21-002 SQ. FT. OF EXISTING BLDGS 2520

SUBDIVISION Foursquare Manor Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 3477

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Ron Unfred NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 638-Horizon Dr. USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 241-9105 DESCRIPTION OF WORK & INTENDED USE Deck + Stairs

(2) APPLICANT Ron Unfred TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 638-Horizon Dr.

(2) TELEPHONE 241-9105

**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 20' 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 23 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 Ron Unfred Date 3/6/02

Department Approval Pat Bushman Date 3-6-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>(circled)</u>	W/O No. _____
Utility Accounting	<u>D. Deubolt</u>	Date	<u>3/6/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) 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)

SPS: 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

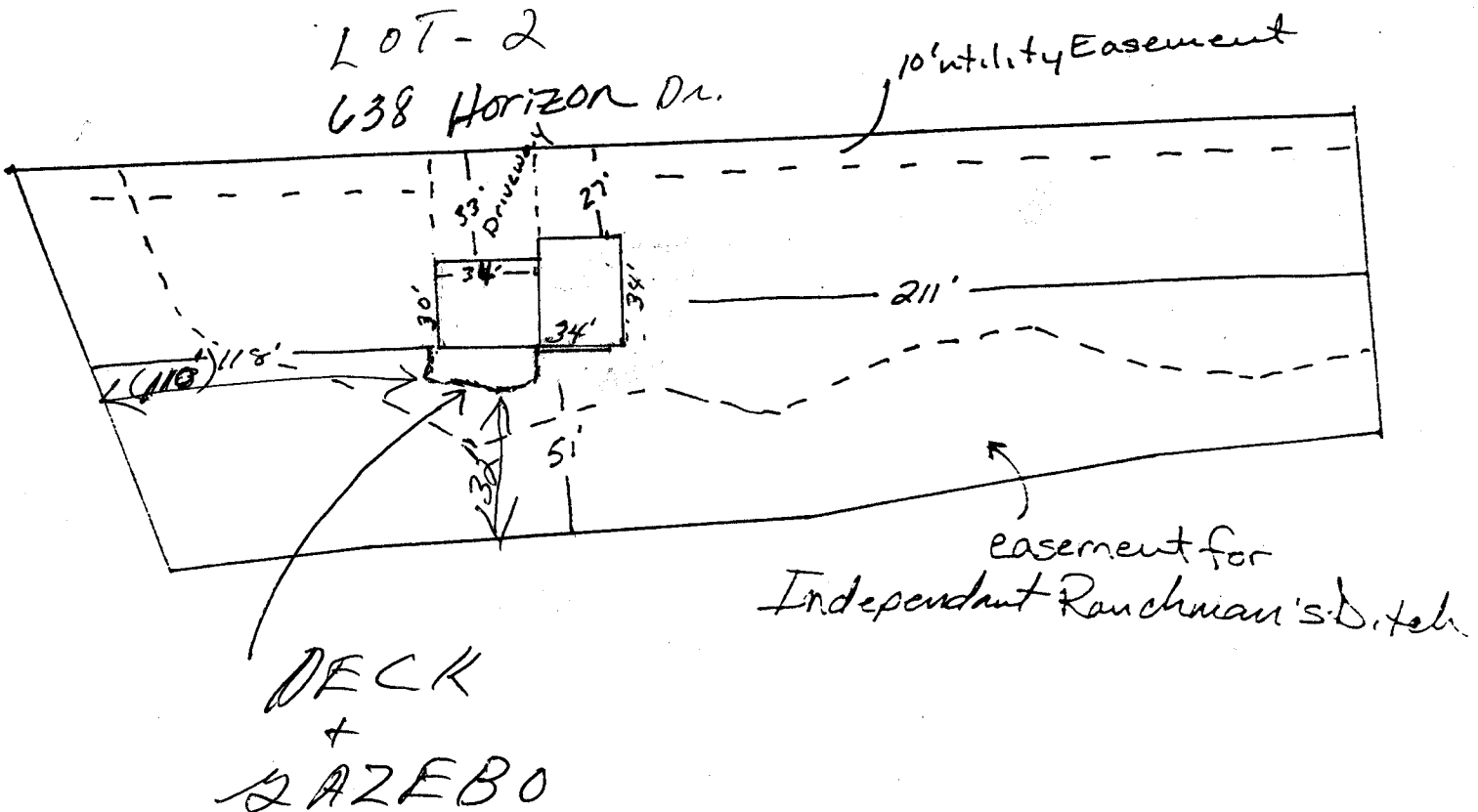
RSF-8 IS CITY RECOMMENDED FUTURE USE. SOME PREPARATION WORK  
 COMPLETED: 120 FEET OF RETAINING WALL PLUS ENGINEERED  
 STRUCTURAL FILL FOR 40 X 44 HOUSE WITH 30 X 32 GARAGE. 5  
 SHARES OF WATER DIVIDED WITH ADJOINING LOT. BUILDABLE AREA  
 AFTER SET BACKS IS 106' (LONG) X 68' (DEEP). CAN BE  
 PURCHASED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

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

400 X 130

Sls JUDY LUNDGREN-WILL  
 LO BRAY & CO BHG

Ph 970-241-8597 EMD 1000  
 #11 Ph 970-242-3647 07/16/97



RON OJFRED

UNREAD

PG I

SCALE 1/8" = 1'

- A. 2X8 JOIST PRESSURE TREATED NOT TO SPAN MORE THAN 8' IN ANY DIRECTION WITHOUT SUPPORT
- B. REPRESENTS POST LOCATIONS
- C. REPRESENTS POST LOCATIONS FOR GARAGE
- D. 2X2 POST INCLUDING GARAGE
- E. LONG POST EXTENDING THROUGH DECK FLOOR TO SUPPORT RAILS, PICKETS & TOP PLATE 2X6 & GARAGE

