

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

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

BLDG PERMIT NO. 87514



Your Bridge to a Better Community

BLDG ADDRESS 638-Houzon Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1355 *

TAX SCHEDULE NO. 2945-024-21-002 SQ. FT. OF EXISTING BLDGS 2532

SUBDIVISION Four Square Miner TOTAL SQ. FT. OF EXISTING & PROPOSED 3887

FILING _____ BLK _____ LOT 2

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 1 After: 1 this Construction

(1) OWNER Ron Unfried

(1) ADDRESS 638-Houzon Dr.

(1) TELEPHONE 241-9105

USE OF EXISTING BUILDINGS Residence, Finish Existing

(2) APPLICANT Ron Unfried

DESCRIPTION OF WORK & INTENDED USE Add Game Rm, Balcony + Stairs

(2) ADDRESS 638-Houzon Dr.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Finish Existing

(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 2070

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 2

Maximum Height 35' Special Conditions Addition on Single Family Residence

CENSUS _____ TRAFFIC _____ 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 Unfried Date 12/16/02

Department Approval C. Fay Gibson Date 12/16/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>N^o chgs</u>
Utility Accounting	<u>DM</u>	Date	<u>12/16/02</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)

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

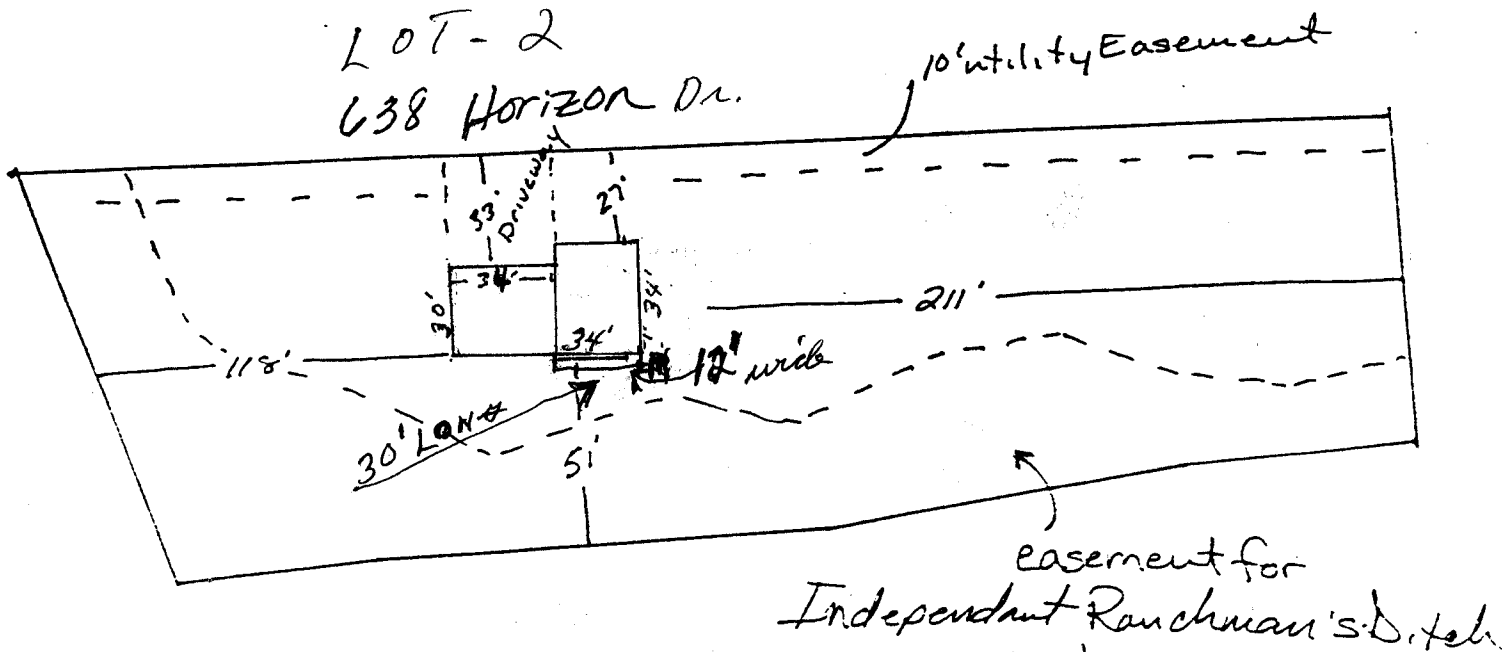
RSF-8 IS CITY RECOMMENDED FUTURE USE. SOME PREPARATION WORK
 COMPLETED: 120 FEET OF RETAINING WALL PLUS ENGINEERED
 STRUCTURAL FILL FOR 40 X 44 HOUSE WITH 30 X 32 GARAGE. 5
 SHARES OF WATER DIVIDED WITH ADJOINING LOT. BUILDABLE AREA
 AFTER SET BACKS IS 106' (LONG) X 68' TO 52' (DEEP). CAN BE
 PURCHASED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

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



12/16/02
 ACCEPTED *C. J. Gibson*
 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