

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

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

BLDG PERMIT NO. 84295



Your Bridge to a Better Community

BLDG ADDRESS 3840 Horizon Glen Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 4412 ~~3572~~

TAX SCHEDULE NO. 2945-021-13-029 SQ. FT. OF EXISTING BLDGS 4412

SUBDIVISION Horizon Glen TOTAL SQ. FT. OF EXISTING & PROPOSED 3,572

FILING _____ BLK _____ LOT #9

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Norma Rose + Tim Sikey NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 2995 S. High 50

(1) TELEPHONE 970-640-8599 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT _____ DESCRIPTION OF WORK & INTENDED USE Single Family
QUARTER DWELLING

(2) ADDRESS Same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) TELEPHONE _____

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 APPROX 70%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 10 TRAFFIC 20 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 Norma Rose Date 4/22/02

Department Approval [Signature] Date 4/24/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14790</u>
Utility Accounting <u>C. Bensley</u>	Date <u>4/24/02</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)

Drive OK

SH

4/24/02

MUST BE 5 FT from lot edge @ curb.
10' 0" →

ALL UTILITIES FOR SERVICE LOCATED IN THE STREET (WITHIN CITY LIMITS)

5 FT setback

DRIVE

25' 0" →

HORIZON GLEN

32' 0" →

28' 0" →

101' 4" →

65' 0" →

Preservation Easement

FOOTPRINT : 4,412 SF
GARAGE : 1,340 SF
RES DENCE : 9,512 SF
(UPPER & MAIN FLR)

LOT SIZE : 32408 SF
0.744 ACRES

3340 HORIZON GLEN
SITE PLAN

ACCEPTED *Shirley Wagner 4/24/02*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT.
ALL UTILITIES FOR SERVICE LOCATED
IN THE STREET (WITHIN CITY LIMITS).
PRESERVATION EASEMENT
AND PROPERTY LINES