

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 3755 HORIZON GLEN CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 364  $\Phi$

TAX SCHEDULE NO. 2945-021-13-024 SQ. FT. OF EXISTING BLDGS 3250  $\Phi$

SUBDIVISION HORIZON GLEN TOTAL SQ. FT. OF EXISTING & PROPOSED 3614  $\Phi$

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

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

NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) OWNER BETHANY & DAVID HOFFMAN

(1) ADDRESS 3755 HORIZON GLEN CT.

(1) TELEPHONE 243-9564

USE OF EXISTING BUILDINGS HOME & DETACHED STORAGE

(2) APPLICANT OWNER

DESCRIPTION OF WORK & INTENDED USE SHOP / STORAGE

(2) ADDRESS SAME

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

(2) TELEPHONE SAME

**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 PO Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

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

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

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).

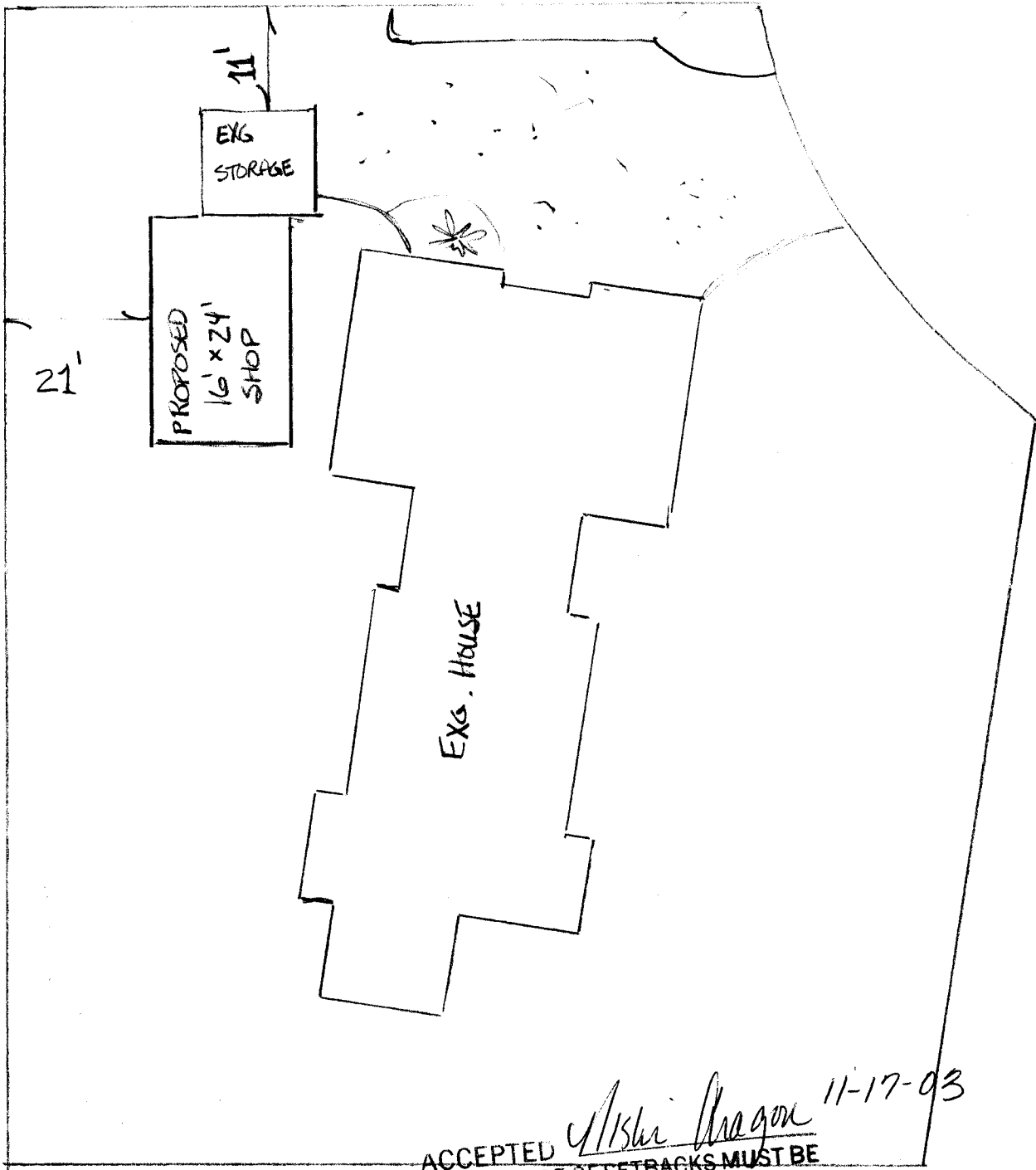
Applicant Signature David Hoffman Date 11-17-03

Department Approval Mishi Aragon Date 11/17/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Owner</u>	Date	<u>11-17-03</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)



3755 HORIZON GUEN CT.  
2945-021-13-024

ACCEPTED *Alister Dragon* 11-17-03  
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.