

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

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



Your Bridge to a Better Community

BLDG ADDRESS 3710 HORIZON GLEN CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3108 (2004 - Livable / 1104 - Garage)

TAX SCHEDULE NO. 2945-021-13-036 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION HORIZON GLEN SUBD. TOTAL SQ. FT. OF EXISTING & PROPOSED 3108

FILING 1ST BLK N/A LOT 16 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER INFINITY BUILDERS, INC NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS 202 NORTH AVE, PMB 164 USE OF EXISTING BUILDINGS RESIDENTIAL (N/A)  
GRAND JUNCTION, CO 81501

(1) TELEPHONE 248-9708 DESCRIPTION OF WORK & INTENDED USE RESIDENTIAL

(2) APPLICANT INFINITY BUILDERS, INC TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)

(2) ADDRESS 202 NORTH AVE, PMB 164  Manufactured Home (HUD)  
GRAND JUNCTION, CO  Other (please specify) \_\_\_\_\_

(2) TELEPHONE 248-9708

**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' 30' horizontal from property line (PL) Permanent Foundation Required: YES  NO   
or \_\_\_\_\_ from center of ROW, whichever is greater

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

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

a CCO Approval Required CENSUS B TRAFFIC \_\_\_\_\_ 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 [Signature] Date 12/22/03

Department Approval [Signature] Date 1-22-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16965</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/22/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

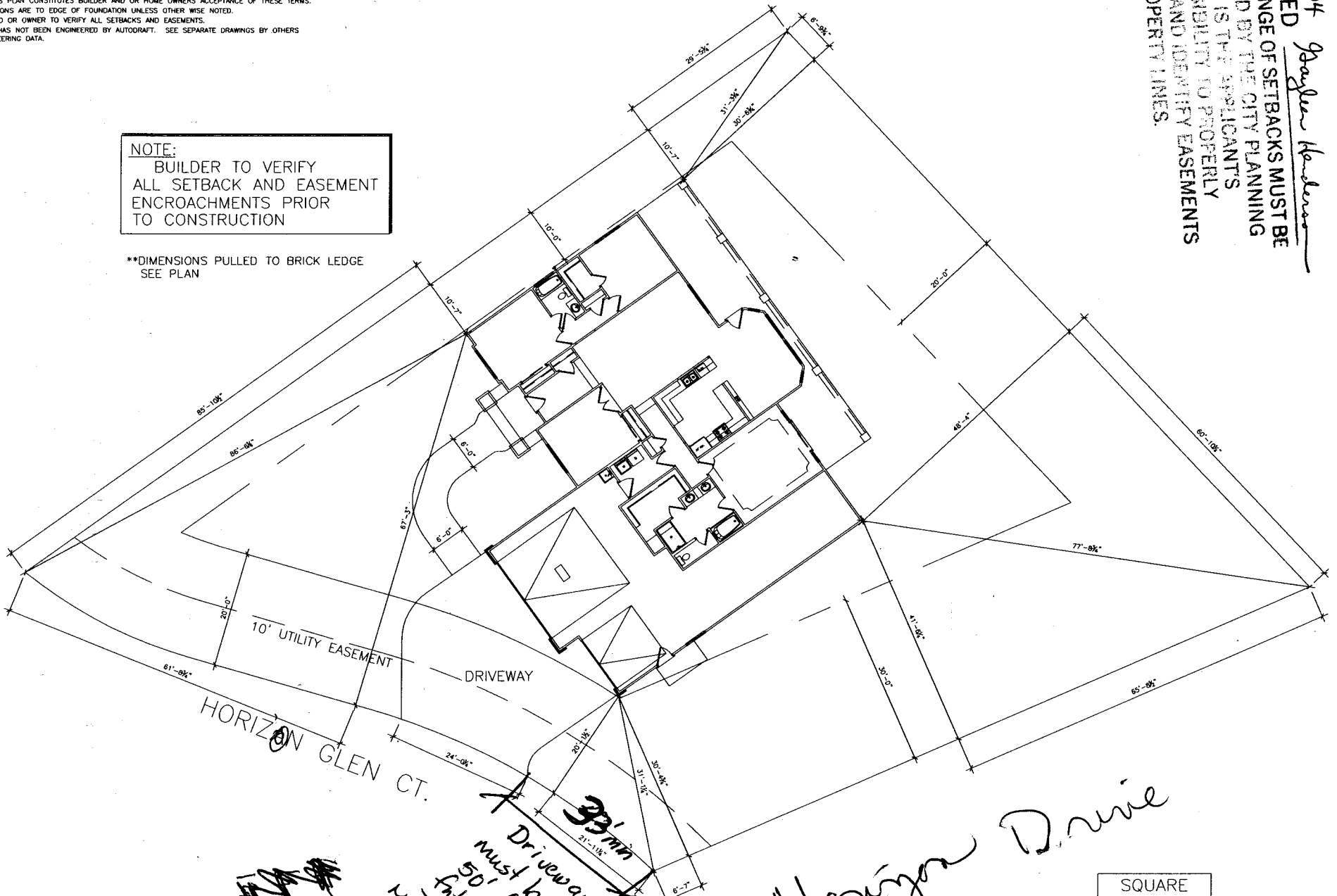
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1-22-04 *Pauline Henderson*  
 ACCEPTED  
 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.

THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS DIMENSIONS PRIOR TO CONSTRUCTION.  
 OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 DER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS  
 ENGINEERING DATA.

**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

\*\*DIMENSIONS PULLED TO BRICK LEDGE SEE PLAN



HORIZON GLEN CT.

*Horizon Drive*

*Driveway must be 50' from future flowline minor Arterial 10' excess right-of-way*

SQUARE FOOTAGE	
SPACE	AREA
DRIVEWAY SF	824.71 SF
	824.71 SF