

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 13914-8710
638-Hoyon Dr
 Parcel No. 2945-024-27-002
 Subdivision Four Square Manor
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 3900 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1.1 acre
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure Existing

OWNER INFORMATION:

Name Don Unfed
 Address 638-Hoyon Dr.
 City / State / Zip Wj. Co. 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Don Unfed
 Address 638-Hoyon Dr.
 City / State / Zip Wj. Co. 81506
 Telephone 241-9105

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Remove 7' of wall for 2nd Floor
Outside Access + 2nd Wall

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 <u>RSF-1</u>	Maximum coverage of lot by structures <u>20%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Don Unfed Date 7/1/05
 Department Approval Darleen Henderson Date 7-1-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>7/1/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.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
 1rd 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

7-1-05 Gayleen Hender
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.

Sls JUDY LUNDGREN-WILL
 LO BRAY & CO BHG

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

