

DATE SUBMITTED 12/10/93

BUILDING PERMIT NO. 47228

FEE \$ 5.00

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

BLDG ADDRESS 4340 RACQUET CT  
SUBDIVISION HORIZON PARK EAST  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 8  
TAX SCHEDULE NO. 2945-012-50-002  
OWNER JIM WEST BUILDER  
ADDRESS 759 HORIZON DR UNIT E  
TELEPHONE 242-4310

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000  
SQ. FT. OF EXISTING BLDG(S) N/A  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE  
DESCRIPTION OF WORK AND INTENDED USE:  
NEW SINGLE FAMILY RES.

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE FR  
SETBACKS: Front 20 from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5 from property line  
Rear 15 from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 10 TRAFFIC ZONE 16  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

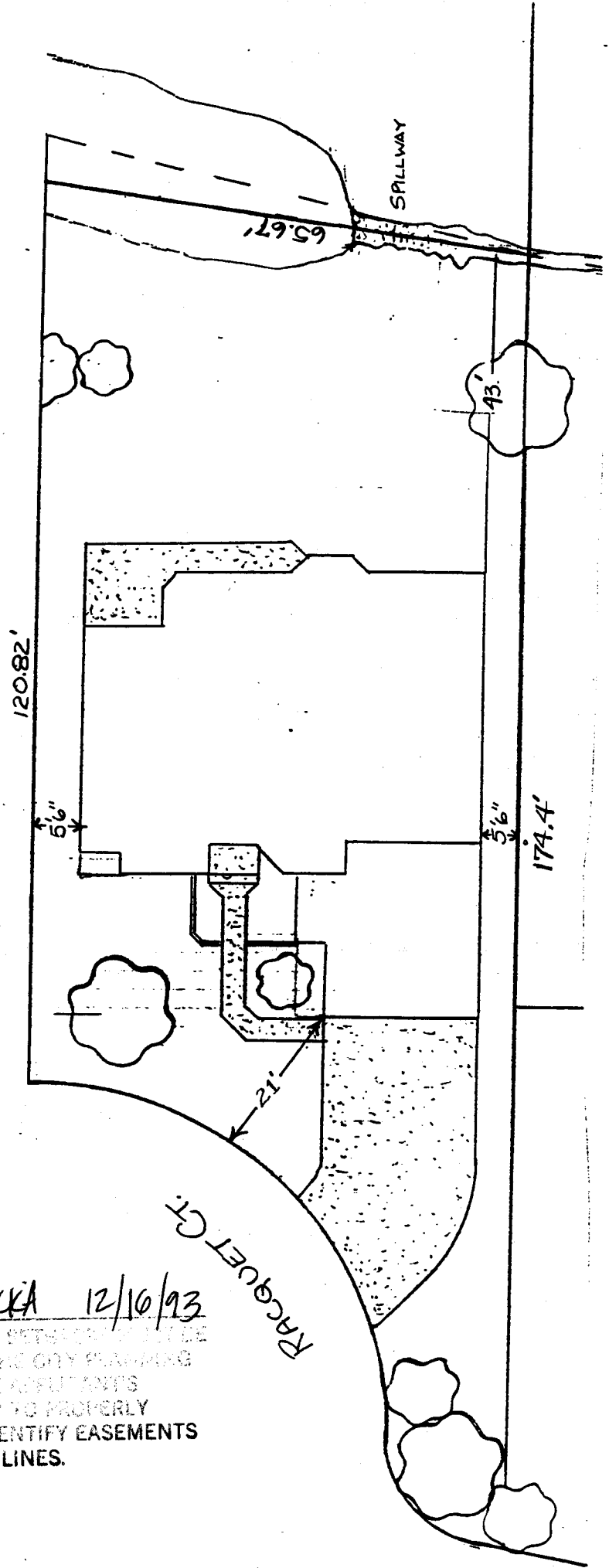
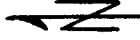
Department Approval [Signature] Applicant Signature [Signature]  
Date Approved 12/16/93 Date 12/16/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

SITE PLAN SCALE: 1"=20'

LOT 8  
HORIZON PARK EAST SUB.



ACCEPTED KKA 12/10/93  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE ADJUTANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.