

FEE \$ 10.00

BLDG PERMIT NO. 50451

NO T.C.P.

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

3021-4655-01 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4329 RACQUET CT. TAX SCHEDULE NO. 2945-012-50/015
SUBDIVISION HORIZON PARK EAST SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2315#
FILING 1 BLK - LOT 15 SQ. FT. OF EXISTING BLDG(S) NONE
(1) OWNER M.J. SPIECKER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS PO Box 1991, GJ, CO NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT JIM WEST-BUILDER INC USE OF EXISTING BLDGS RESIDENCE
(2) ADDRESS 759 HORIZON DR, GJ, DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 242-4310 NEW SINGLE FAMILY RESIDENCE

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures
SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater
Side 5' from PL Rear 10' from PL Parking Req'mt 2
Special Conditions
Maximum Height CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

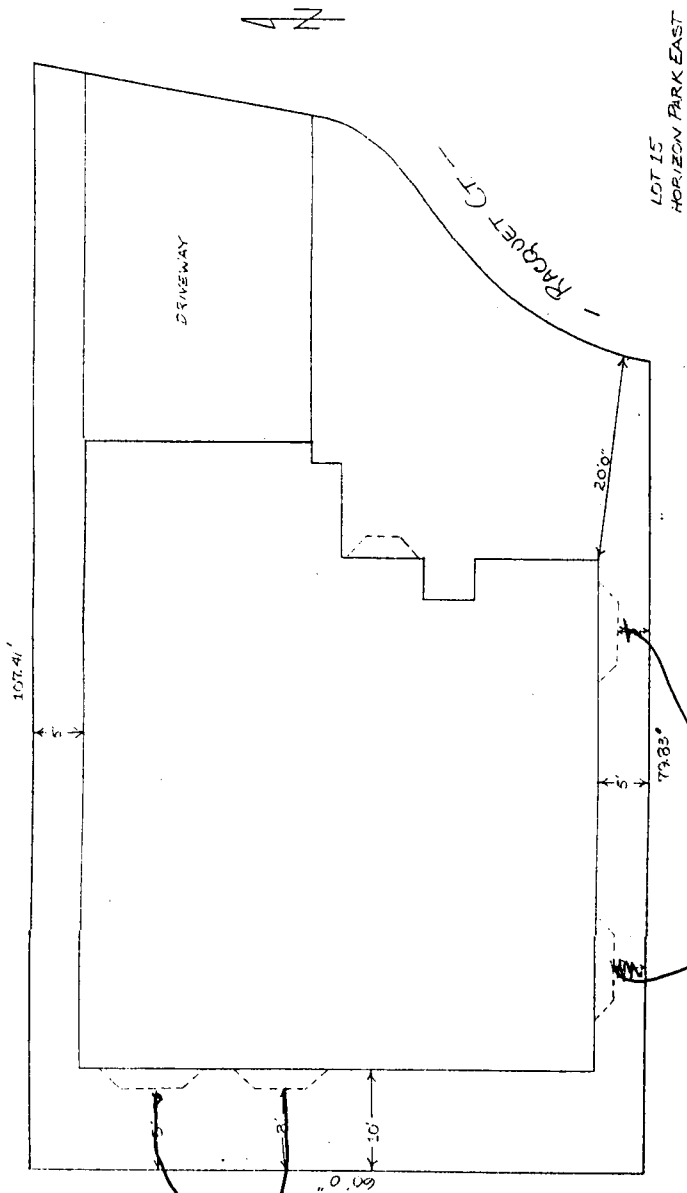
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James D. West Date 11/9/94
Department Approval Marcia R. Anderson Date 11-9-94

Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 7950- S/F
Utility Accounting Millie Fowler Date 11-9-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED MP 11-9-94  
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.



SITE PLAN  
SCALE: 1/8" = 1'-0"

*Cantilevered  
Bay windows*

*Cantilevered  
Bay windows*