

DATE SUBMITTED 3/29/94

BUILDING PERMIT NO. 48113

FEE \$ 5.00

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

BLDG ADDRESS 4339 Rocquet Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1877

SUBDIVISION Horizon Park East

SQ. FT. OF EXISTING BLDG(S) NA

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 14

TAX SCHEDULE NO. 2945-013-61-014

NO. OF FAMILY UNITS One

OWNER Alpine Meadows Devel. Corp.

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION -0-

ADDRESS 1111 So. 12th St. Grand Jct., CO.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 245-2505

Construction of a single family residence

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

ZONE FR

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO

ETBACKS: Front 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from property line

CENSUS TRACT 10 TRAFFIC ZONE 20

Rear 10' from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

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

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 Marcia Pety

Applicant Signature John R. Giff

Date Approved 3-30-94

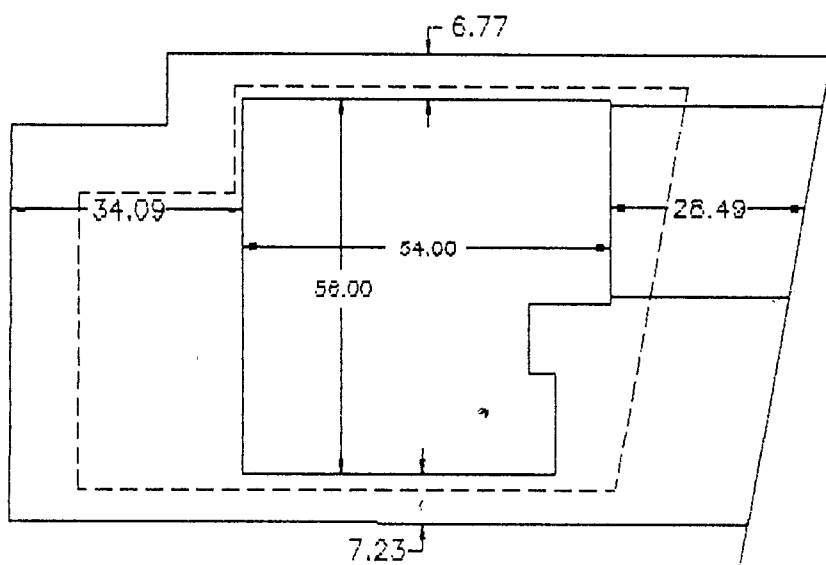
Date 3/29/94

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



HORIZON PARK EAST  
LOT 14

ACCEPTED *MP 5-30-94*  
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.