

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 53278

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 4364 RACQUET CT TAX SCHEDULE NO. 2945-012-61-011
 SUBDIVISION HORIZON PARK EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22504
 FILING _____ BLK # LOT 11 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER L&D Const- Bob Bray NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2315 HALL
 (1) TELEPHONE 243-6471 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT L&D Const. USE OF EXISTING BLDGS NEW RESIDENCE
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 260-0214 Single Family

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 20' from PL
 Maximum Height _____
 CENS.T. 10 T.ZONE 21 ANN# _____

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).

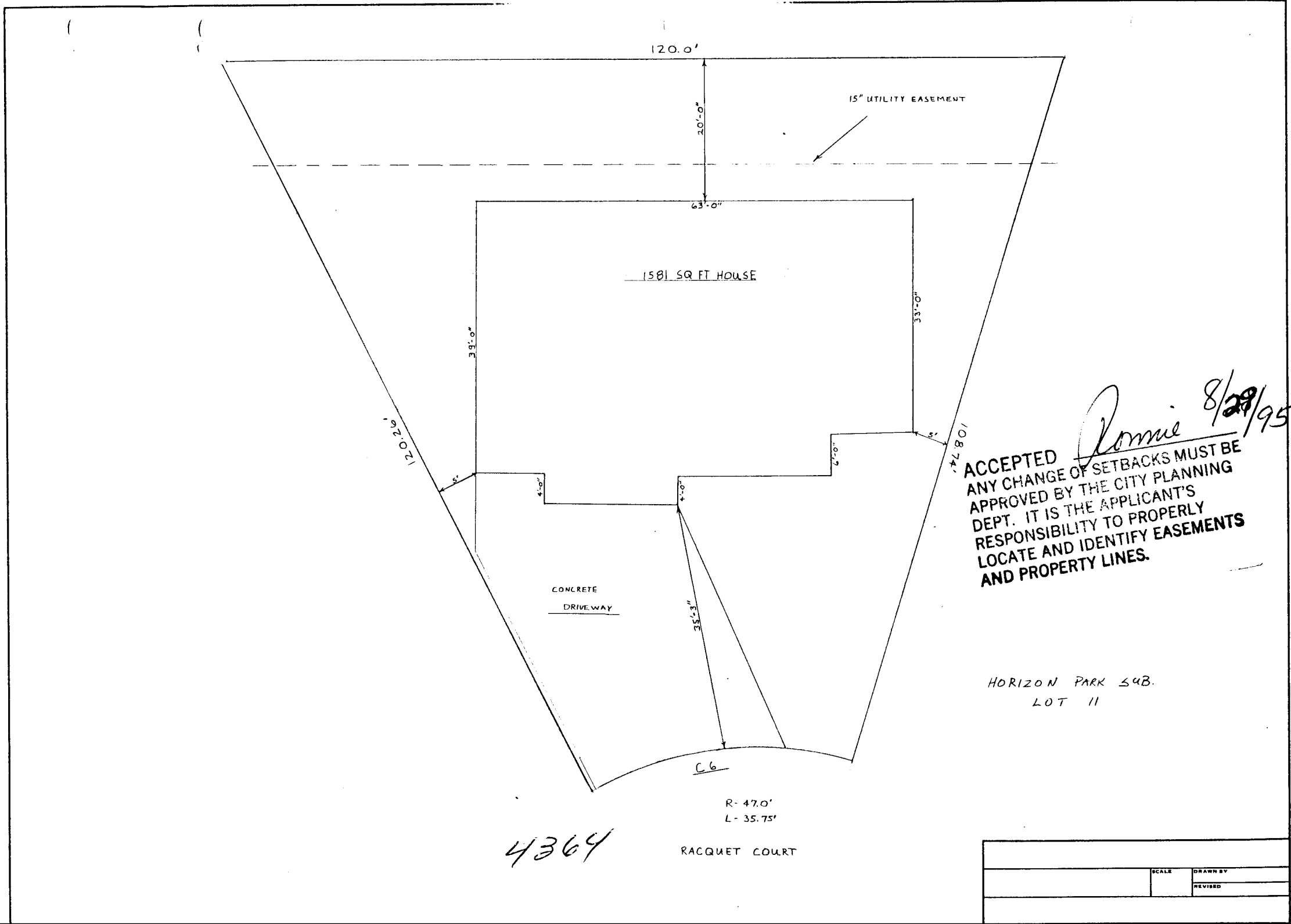
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8-29-95
 Department Approval Ronnie Edwards Date 8-29-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8569-S/F
 Utility Accounting Mellie Fowler Date 8-29-95

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)



Ronnie 8/28/95

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.

HORIZON PARK SUB.
 LOT 11

	SCALE	DRAWN BY
		REVISED