

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58456

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1429 Racquet Way TAX SCHEDULE NO. 2945-012-61020
 SUBDIVISION Horizon Park East SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING - BLK - LOT 20 SQ. FT. OF EXISTING BLDG(S) 700
 (1) OWNER Horizon Park 7 Joint Venter NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 7 THIS CONSTRUCTION
 (1) ADDRESS 1429 Racquet Way
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE _____ BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Horizon Park 7 Joint Venter USE OF EXISTING BLDGS 0
 (2) ADDRESS 225 North 5th St GJ CO 81501 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 242-3647 new residential construction

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-6 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 15' from PL
 Maximum Height _____
 CENSUS TRACT 10 TRAFFIC ZONE 20

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 11-9-96

Department Approval [Signature] Date 12/11/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9225

Utility Accounting [Signature] Date 12/11/96

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)

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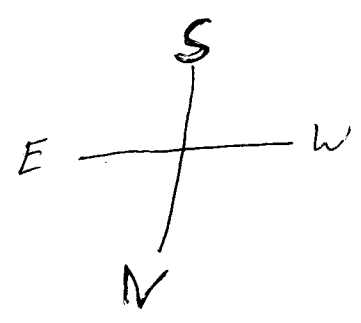
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63
10' utility easement
15

ACCEPTED SLC 12/11/96
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.

94
← →

94
← 5 →



Driveway

20
↑ ↓

DRIVEWAY LOCATION OK
63.31

1429 Racquet way

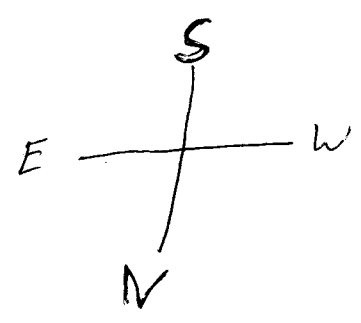
P. [Signature]
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