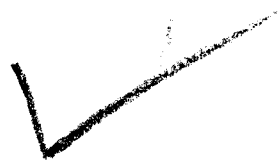


|        |                  |
|--------|------------------|
| FEE \$ | 10 <sup>00</sup> |
| TCP \$ | 0                |

BLDG PERMIT NO. 59699

SIF-0

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



3021--4685-

THIS SECTION TO BE COMPLETED BY APPLICANT

|  |   |
|--|---|
| BLDG ADDRESS <u>1439 Raquet Way</u>              | TAX SCHEDULE NO. <u>2945-012-610-012</u>                                  |
| SUBDIVISION <u>Horizon Park East</u>             | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1700</u>                          |
| FILING <u>1</u> BLK <u>1</u> LOT <u>21</u>       | SQ. FT. OF EXISTING BLDG(S) <u>0</u>                                      |
| (1) OWNER <u>Horizon Park Seven Joint Venter</u> | NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>2</u> THIS CONSTRUCTION  |
| (1) ADDRESS <u>1439 Raquet Way</u>               | NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION |
| (1) TELEPHONE <u>434-0228</u>                    | USE OF EXISTING BLDGS <u>0</u>  |
| (2) APPLICANT <u>Horizon Park Seven Joint</u>    | DESCRIPTION OF WORK AND INTENDED USE: <u>New Residential</u>              |
| (2) ADDRESS <u>3076 F RD ST</u>                  |   |
| (2) TELEPHONE <u>434-<del>9816</del>0228</u>     |   |

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 <u>PR-6</u>   | Maximum coverage of lot by structures _____   |
| SETBACKS: Front <u>20'</u> from property line (PL)<br>or <u>1</u> from center of ROW, whichever is greater | Parking Req'mt <u>2</u>                       |
| Side <u>5'</u> from PL Rear <u>15'</u> from PL   | Special Conditions _____                      |
| Maximum Height _____   | CENSUS TRACT <u>10</u> TRAFFIC ZONE <u>16</u> |

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 3-25-97

Department Approval [Signature: Marcia Babidany] Date 3-27-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10027

Utility Accounting [Signature: Dottie Hobbes] Date 3/27/97

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)

90

15

43.2

33'4"

ACCEPTED MC 3-27-97  
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.

46'4"

65'

13'4"

146'9"

95'94"

34

DRIVEWAY  
LOCATION OK  
Ji Klisk  
3-26-97

90

29'

1439 RACQUET way