

FEE \$ 1000
TCP \$ 0

BLDG PERMIT NO. 61742

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1449 ~~99th~~ Way TAX SCHEDULE NO. 2945 012 61022
SUBDIVISION Horizon Park East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
FILING 1 BLK 1 LOT 22 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER Horizon Park Joint Venture NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 3076 f Road NO. OF BLDGS ON PARCEL
(1) TELEPHONE 434-0228 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT Horizon Park Joint Venture USE OF EXISTING BLDGS none
(2) ADDRESS 3076 f Road DESCRIPTION OF WORK AND INTENDED USE: new
(2) TELEPHONE 434-0228 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 2
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5' from PL Rear 10' from PL
Maximum Height _____
CENSUS TRACT 10 TRAFFIC ZONE 16

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 _____
Department Approval [Signature] Date 8-25-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 81844

Utility Accounting [Signature] Date 8/25/97

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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. []
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. []
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). []
4. All EASEMENTS or RIGHTS-OF-WAY on the property. []
5. All other STRUCTURES on the property. []
6. All STREETS adjacent to the property and street names. []
7. All existing and proposed DRIVEWAYS. []
8. An arrow indicating NORTH. []
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. []

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

ACCEPTED 3/12/97
 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.

