

FEE \$ 10.00

TCP \$ 0

BLDG PERMIT NO. 167308

\*Call when ready

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

RACQUET

BLDG ADDRESS 1459 Racquet way TAX SCHEDULE NO. 2945-012.61.023

SUBDIVISION Horizon Park EAST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700

FILING 23 BLK 1 LOT 23 SQ. FT. OF EXISTING BLDG(S) ---

(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 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-0228

(2) APPLICANT Same

USE OF EXISTING BLDGS ---

(2) ADDRESS ---

DESCRIPTION OF WORK AND INTENDED USE: ---

(2) TELEPHONE ---

new 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-4

Maximum coverage of lot by structures ---

SETBACKS: Front 20' from property line (PL) or --- from center of ROW, whichever is greater

Parking Req'mt 2

Side 5' from PL Rear 15' from PL

Special Conditions ~~Lot 23~~

Maximum Height ---

Per building envelopes

CENSUS TRACT 10 TRAFFIC ZONE 19

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 10-8-97

Department Approval [Signature: Santa J. Costello] Date 10-9-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10614

Utility Accounting [Signature: Tracy Shaffer] Date 10/9/97

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)

15

(wetlands)

24

5

ACCEPTED SLC 10.9.97  
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.

TRENEWAY  
LOCATION  
O.K.

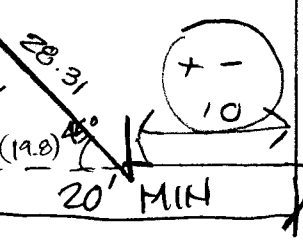
DL Astleck  
10/9/97

20

APP 121 FT  
TO NEXT DRIVE

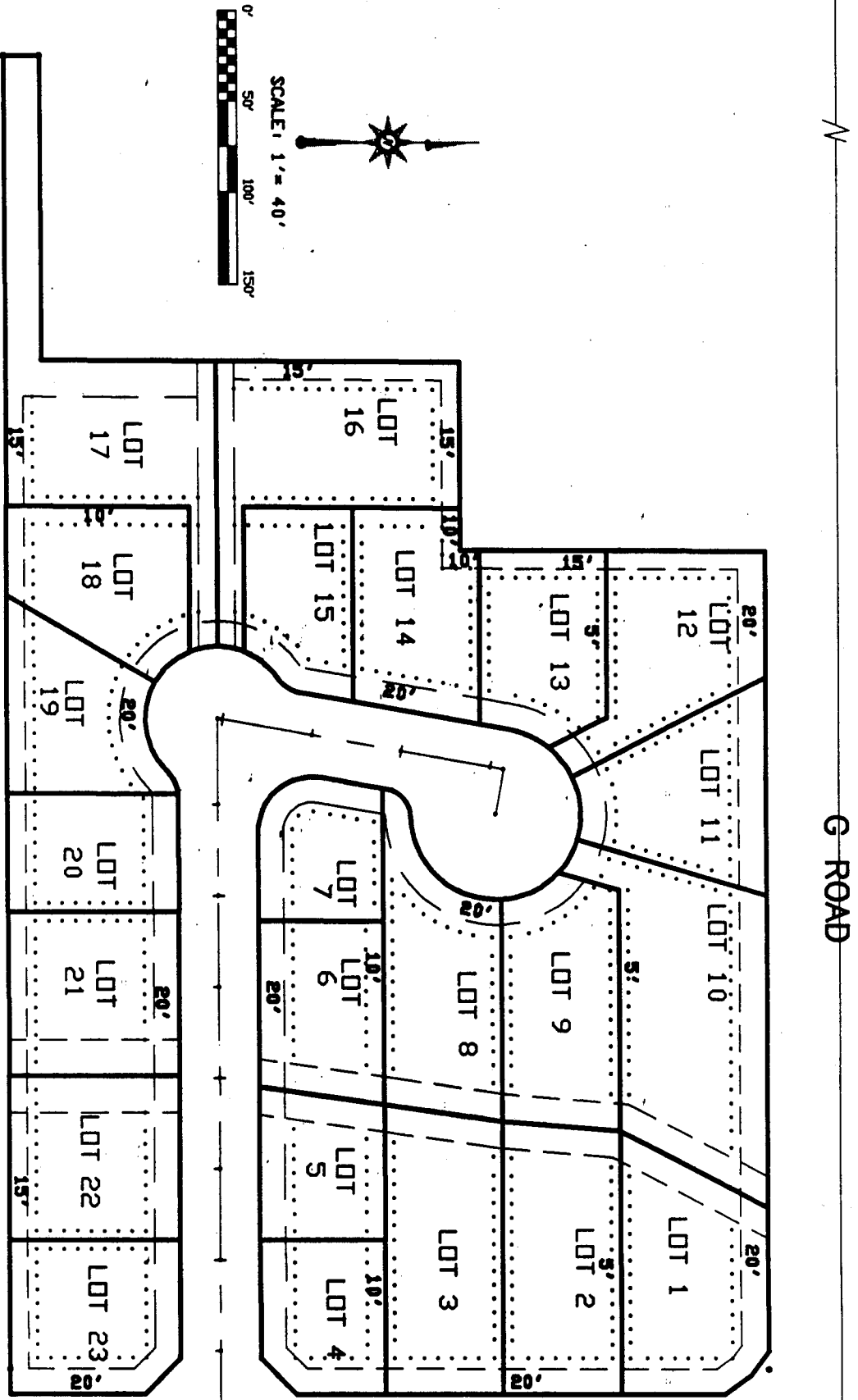
15

15 FT  
(19.8)  
(19.8)



Racquet way

Width line of lot 12 & south line of lots shall have 5' setbacks.



N

N

G ROAD

H

N