

FEE \$	10.1
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 67767

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

BLDG ADDRESS 1419 Raquet CT TAX SCHEDULE NO. 2945-012-61-019  
 SUBDIVISION Horizon Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1725  
 FILING \_\_\_\_\_ BLK 2 LOT 19 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Horizon Park Joint NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 917 Main St. Venture  
 (1) TELEPHONE 241-1330 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT same USE OF EXISTING BLDGS Residential  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) TELEPHONE \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE FR-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  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 10 TRAFFIC 16 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Department Approval [Signature] Date 11/18/98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11768  
 Utility Accounting [Signature] Date 11/18/98

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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# HOUSE SITE PLAN

LOT 19  
HORIZON PARK EAST  
MESA COUNTY, COLORADO

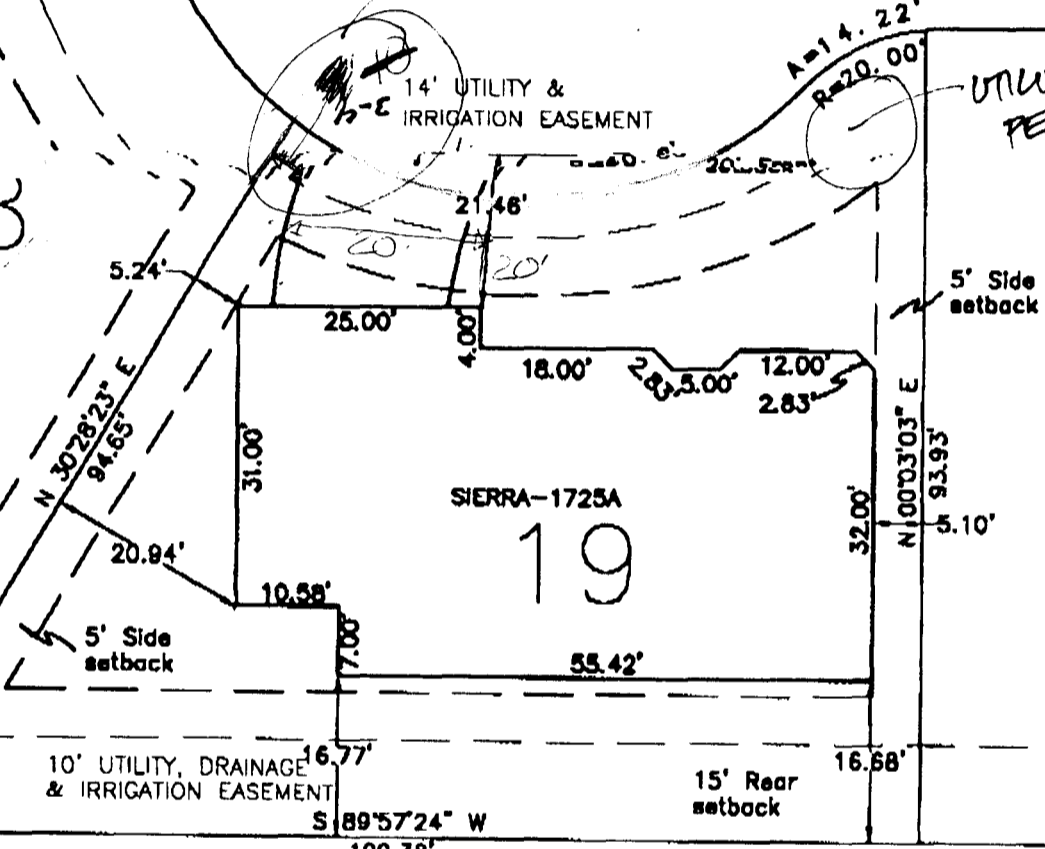
40 ft between  
Driveway  
and one  
next to  
it.

3-4' BETWEEN  
EDGE OF  
DRIVE & R

18

UTILITY  
PEDESTALS

20



SIERRA-1725A  
19

DRIVEWAY LOCATION

*Eric Johnson*  
11/18/98

- 1) Building setback information taken from document recorded in Plat Book 14, Page 159 of the Mesa County Records.
- 2) Only platted easements are shown. Other

