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BLDG PERMIT NO. 04030

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 4349 Racquet Ct. TAX SCHEDULE NO. 2945-012-61-013
 SUBDIVISION HORIZON PARK East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2,096
 FILING _____ BLK _____ LOT 13 SQ. FT. OF EXISTING BLDG(S) — 0 —
 (1) OWNER KAREN Fehring NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 354 Northridge Dr. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____
 (2) APPLICANT JAMES H. PALMER USE OF EXISTING BLDGS single family residence
 (2) ADDRESS 640 35 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: construction
 (2) TELEPHONE 464-0122 of single-family, ranch style home

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

ONE PR-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions no overhang
 Maximum Height _____ into easement
 CENSUS 10 TRAFFIC 21 ANN# _____

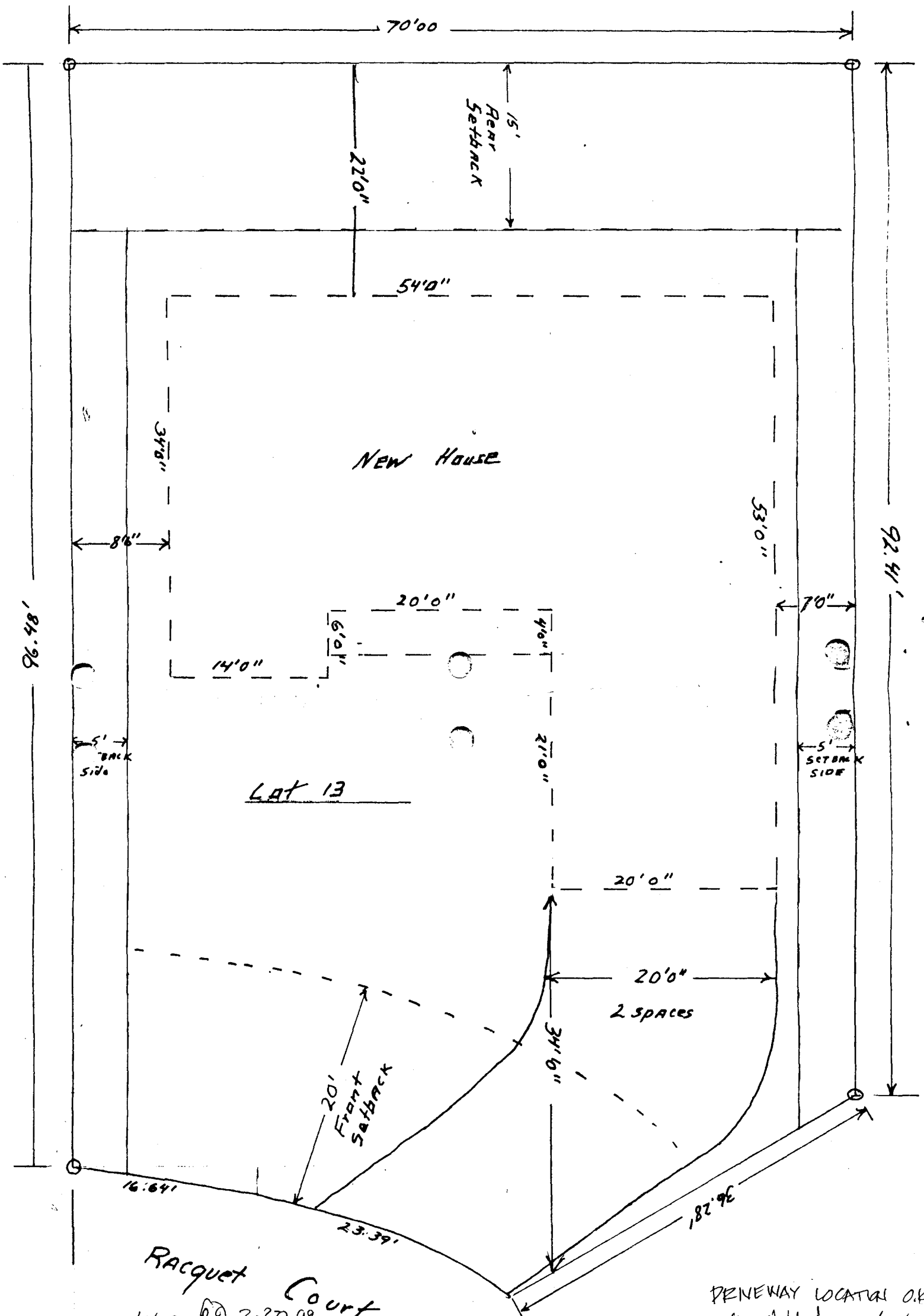
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 James H. Palmer Date 2-20-98
 Department Approval [Signature] Date 2-20-98
 Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 5550
 Utility Accounting [Signature] Date 2/20/98

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)



ACCEPTED KV on RD 2-20-08
 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.

DRIVEWAY LOCATION O.K.
 KL checked 2/19/08

Plot Plan
 1/8" = 1'0"
 SCALE