BLDG PERMIT NO. \ 14

(Goldenrod: Utility Accounting)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

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THIS SECTION TO BE COMPLETED BY APPLICANT ®

(Yellow: Customer)

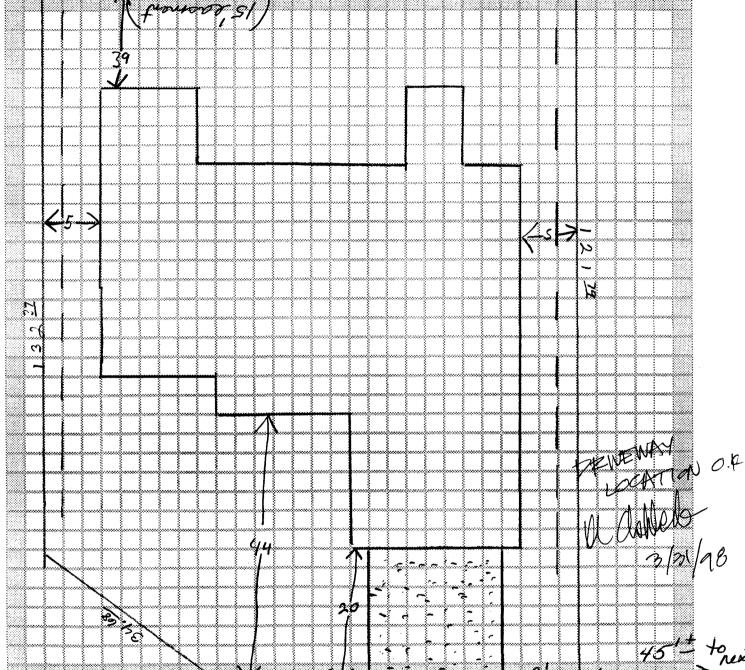
(White: Planning)

BLDG ADDRESS 4350 KACQUET COL	
SUBDIVISION Housen Park Ear	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1725
FILING $\frac{1}{2}$ BLK $\frac{2}{2}$ LOT $\frac{9}{2}$	SQ. FT. OF EXISTING BLDG(S)
(1) OWNER HORIZON Pal KJoint Ven	HOO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) ADDRESS 917 Moun	
(1) TELEPHONE <u>241–1330</u>	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT Same	USE OF EXISTING BLDGS New
(2) ADDRESS	DESCRIPTION OF WORK AND INTENDED USE: New
(2) TELEPHONE	
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.	
ZONE PR-6	OMMUNITY DEVELOPMENT DEPARTMENT STAFF ® Maximum coverage of lot by structures
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	
Side 5 from PL Rear 10 from F	Special ConditionsPL
Maximum Height	
	CENSUS TRACT () TRAFFIC ZONE
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 3 · 3 / - 98	
Department Approval & Connie Elwand Date 4-1-98	
dditional water and/or sewer tap fee(s) are required: YES X NO W/O No.	
Utility Accounting	41,10,1/
	E (Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING: An outline of the PROPERTY LINES with dimensions. 1. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED 2. STRUCTURE. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). All EASEMENTS or RIGHTS-OF-WAY on the property. 4.] All other STRUCTURES on the property.] All STREETS adjacent to the property and street names.] 6. All existing and proposed DRIVEWAYS. 7.] An arrow indicating NORTH. 8.] 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. (presented by Prop. 65 22 65 22 39



Prop. line.