

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 48410

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

BLDG ADDRESS 1440 Racquetway TAX SCHEDULE NO. 2945-012-41-006  
 SUBDIVISION HORIZON PATCH SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1725  
 FILING 1 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER HORIZON PARK JOINT VEN NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 917 main  
 (1) TELEPHONE 241-1330 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS RES  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE \_\_\_\_\_ 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**

ZONE PR-4 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 10' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ 15' side easement - no encroachment east side  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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).

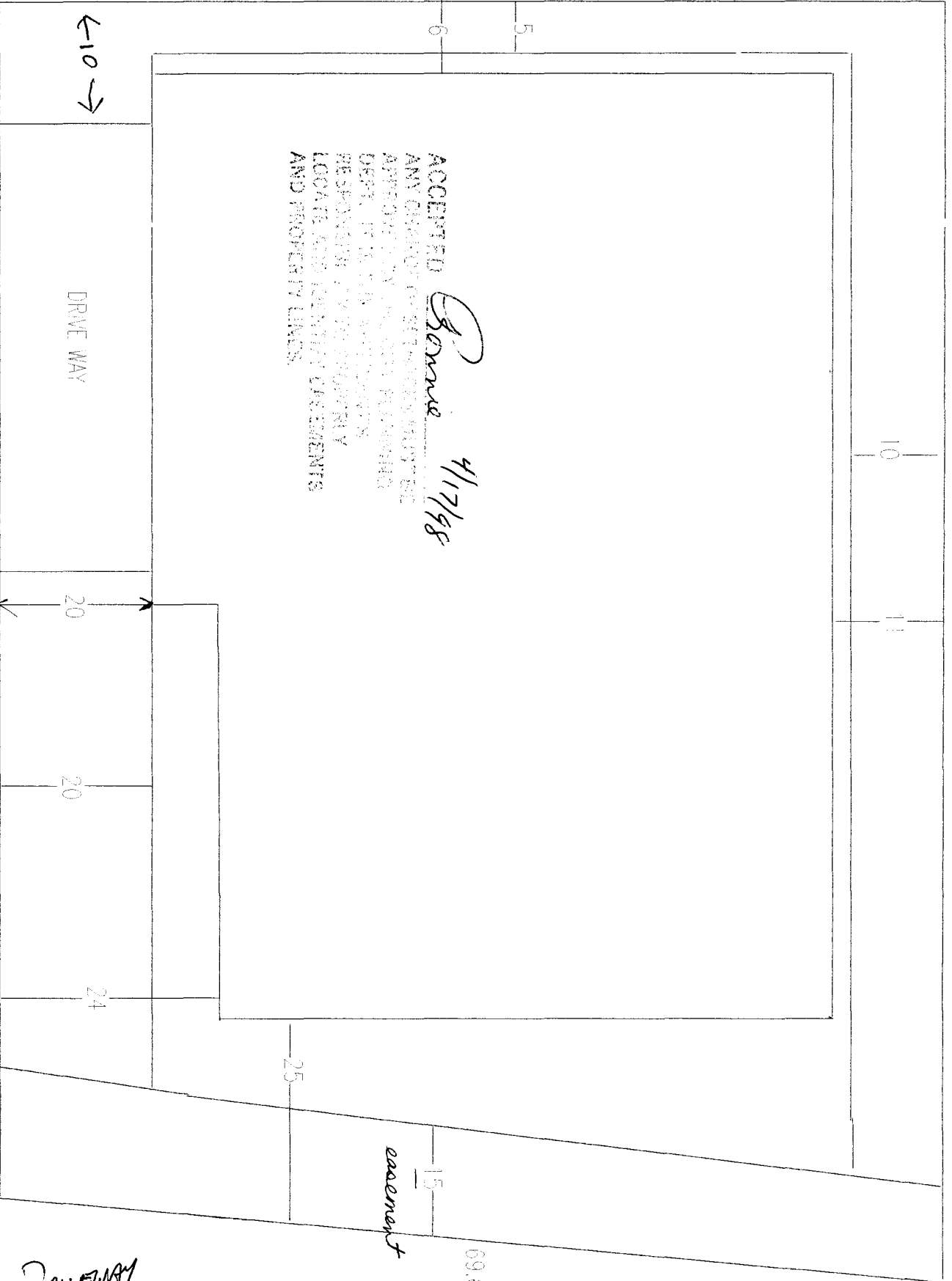
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Heidi Balatta Date 4-17-98  
 Department Approval Ponnie Edwards Date 4-17-98  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11204  
 Utility Accounting Dolci Overholt Date 4-17-98

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)

100.42

69



ACCEPTED  
*Bonne* 4/17/98  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE LOCAL PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVEWAY

20

20

24

25

15

69.86

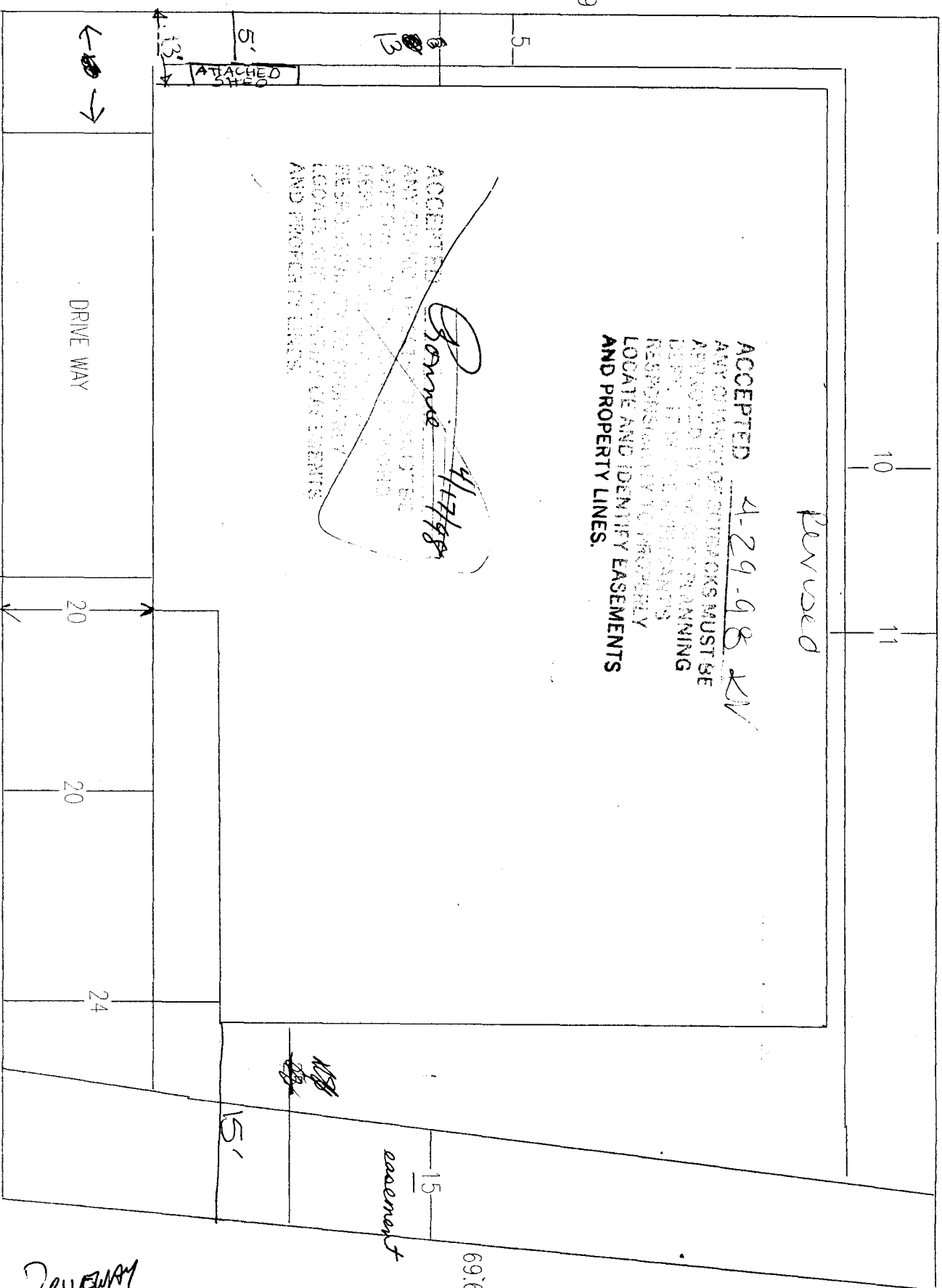
90.96

DRIVEWAY  
 LOCATED OK  
*Sub*  
 4-16-98

1440  
 Racquet Way

100.42

69



ACCEPTED 4-29-98  
 ANY CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT  
 RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Dorise*  
 4/17/98

ATTACHED SHEET

DRIVEWAY

15' easement

DRIVEWAY LOCATED OK  
*JLB*  
 4-16-99

1440 Racquet Day

90.96

20

20

24

15'

15

69.66

10

11

Revised