

FEE \$	10'
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 70253

(EX)

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 51 434 N. 15th St TAX SCHEDULE NO. 2945-012-61-002

SUBDIVISION HORIZON PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1720

FILING 2 BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER Superior Dev. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 917 Main St

(1) TELEPHONE 970-241-1330 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Superior Dev. USE OF EXISTING BLDGS Residential

(2) ADDRESS 917 Main St. DESCRIPTION OF WORK AND INTENDED USE: New Residential Home

(2) TELEPHONE 970-241-1330

**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 6 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 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 Jay Veitenheimer Date 5-24-99

Department Approval Ronnie Edwards Date 5/24/99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12229

Utility Accounting Blams Date 5-24-99

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)

# HOUSE SITE PLAN

LOT 2  
HORIZON PARK EAST  
MESA COUNTY, COLORADO

*Ronnie 5/24/99*

PROPERTY EASEMENTS  
AND ADJACENT PROPERTY LINES

*4351 15th St*

*3*

*2*

*1*

*4351*

15th STREET

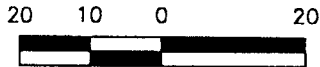
*Handwritten notes and signatures*

- 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 documents may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.

Prepared for: Superior Development Co.  
917 Main Street  
Grand Junction, CO 81501



SCALE: 1"=20'



## HOUSE SITE PLAN

LOT 2  
HORIZON PARK EAST  
MESA COUNTY, COLORADO

**LANDesign**

ENGINEERS • SURVEYORS • PLANNERS  
256 GRAND AVENUE  
GRAND JUNCTION, COLORADO 81501 (870) 248-1089

PROJECT NO. 88038	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 1999		RM		1	1