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TCP \$	—
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BLDG PERMIT NO. 70252

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

EX

BLDG ADDRESS 1409 Racquet way TAX SCHEDULE NO. 2945-012-61-018
 SUBDIVISION Horizon Park East SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1725
 FILING 2 BLK 2 LOT 18 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Superior Development NO. OF DWELLING UNITS BEFORE: — AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 917 Main St
 (1) TELEPHONE 970-241-1330 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Superior Dev. USE OF EXISTING BLDGS —
 (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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-16 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 10' (5' on North Side) from PL Rear 20' from PL Special Conditions —
 Maximum Height — CENSUS 10 TRAFFIC 16 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 Jay Ventenheimer 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. 12228
 Utility Accounting J. Adams Date 5-24-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

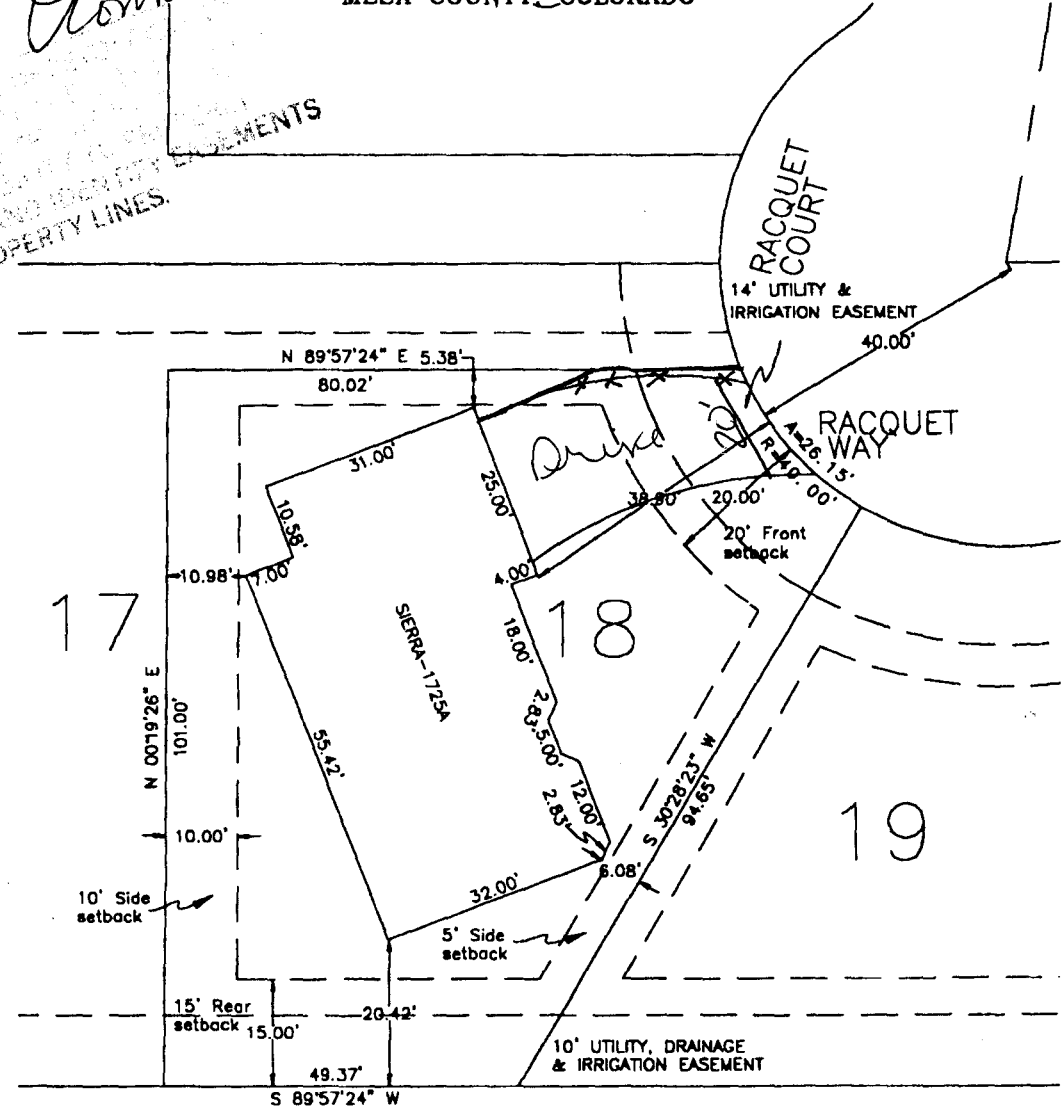
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ronnie
5/24/99

HOUSE SITE PLAN

LOT 18
HORIZON PARK EAST
MESA COUNTY, COLORADO

LOCAL AND EASEMENT EASEMENTS
AND PROPERTY LINES.



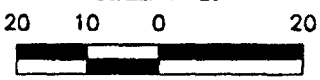
1409 Racquet Way

*Drive OK
Paul Davis
5-21-99*

- 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.



SCALE: 1"=20'



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

HOUSE SITE PLAN
LOT 18
HORIZON PARK EAST
MESA COUNTY, COLORADO

LANDesign
ENGINEERS • SURVEYORS • PLANNERS
228 GRAND AVENUE
GRAND JUNCTION, COLORADO 81501 (970) 245-1099

PROJECT NO. 88036	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: April, 1999		AV		1	1