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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |

\$ 302.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79085



Your Bridge to a Better Community

BLDG ADDRESS 1430 Racquet Wy. SQ. FT. OF PROPOSED BLDGS/ADDITION 1545
TAX SCHEDULE NO. 2945-012-61-007 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Horizon Park East TOTAL SQ. FT. OF EXISTING & PROPOSED 1545
FILING 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Superior Development NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 917 Main St. USE OF EXISTING BUILDINGS residential home
(1) TELEPHONE 241-1330 DESCRIPTION OF WORK & INTENDED USE residential home
(2) APPLICANT Superior Development Inc. TYPE OF HOME PROPOSED:
(2) ADDRESS 917 Main St. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 241-1330 Other (please specify) _____

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 PD Maximum coverage of lot by structures bdg envelopes
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height _____ CENSUS U TRAFFIC 21 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Maria Seaton Date 3-9-2001
Department Approval Ronnie Edwards Date 3-9-01

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|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13796</u> |
| Utility Accounting | <u>CM ashbal</u> | | Date <u>3/8/01</u> |

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

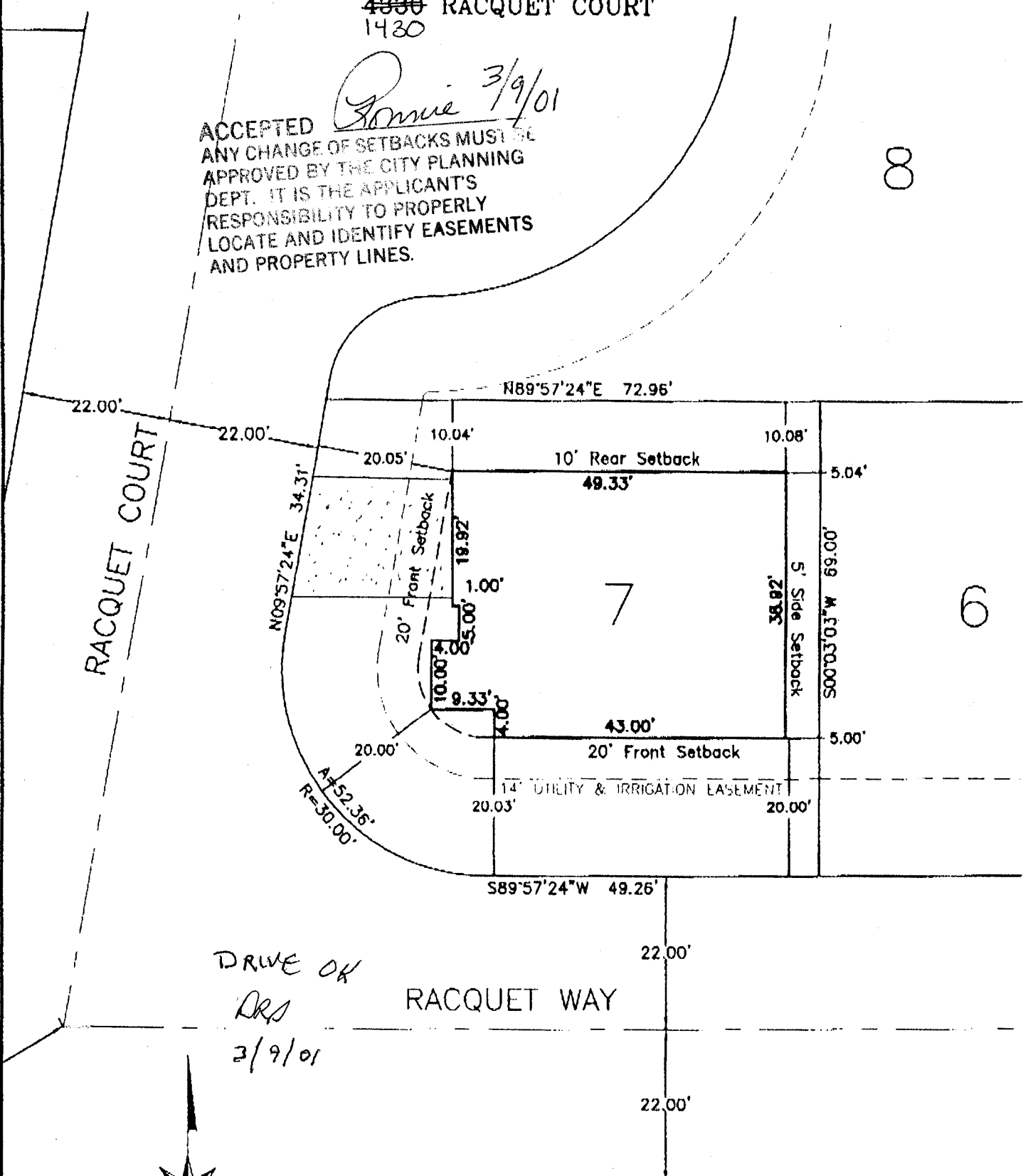
LOT 7
 HORIZON PARK EAST
 GRAND JUNCTION, MESA COUNTY, COLORADO
~~4300~~ RACQUET COURT
 1430

ACCEPTED *Ronnie 3/9/01*
 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.

8

6

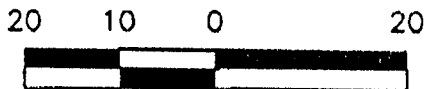
7



DRIVE OK
 DRD
 3/9/01



SCALE: 1"=20'



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

1) Building setback information taken from document recorded in Plat Book 14, Page 159 of the Mesa County Records and interpreted by Superior Development.

2) Only platted easements are shown. Other documents may exist that would affect this property.

3) This site plan is not a land survey plot and does not represent a title search by LANDesign.

HOUSE SITE PLAN
 LOT 7
 HORIZON PARK EAST
 GRAND JUNCTION, MESA COUNTY, COLORADO
 4330 RACQUET COURT

LANDesign

ENGINEERS - SURVEYORS - PLANNERS
 244 North 7th Street
 GRAND JUNCTION, COLORADO 81501 (970) 246-4099

| | | | | | |
|-------------------|----------|-------|---------|-------|----|
| PROJECT NO. 98038 | SURVEYED | DRAWN | CHECKED | SHEET | OF |
| DATE: Mar, 2001 | | TLP | | 1 | 1 |