

FEE \$ <u>10.00</u>
TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80083



Your Bridge to a Better Community

BLDG ADDRESS 1460 Racquet Way
~~4331 N. 15th St.~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 1625

TAX SCHEDULE NO. 2945-012-61-004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Horizon Park East TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING 1 BLK 1 LOT 4 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 _____

(1) TELEPHONE (970)241-1330 DESCRIPTION OF WORK & INTENDED USE residential home

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS "

(2) TELEPHONE "

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 _____

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

Maximum Height _____ Special Conditions _____

CENSUS 6 TRAFFIC 21 ANNX# _____

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 [Signature] Date 5-3-01

Department Approval [Signature] Date 6/22/01

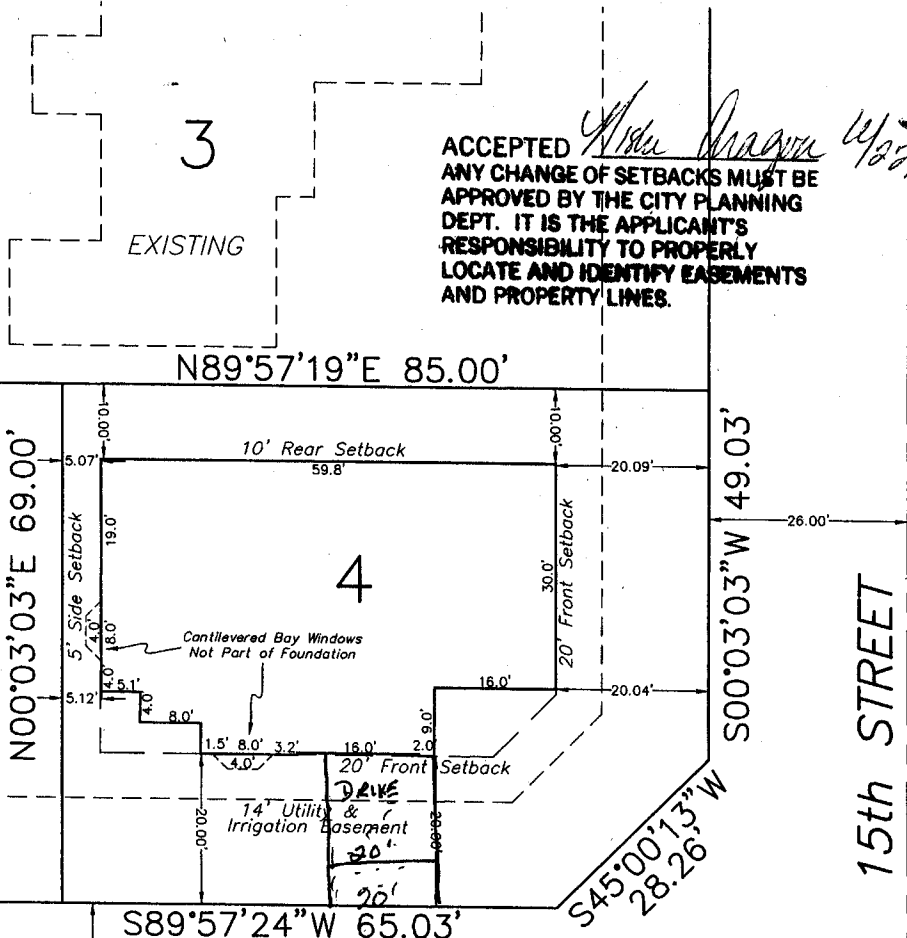
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14060</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-22-01</u>		

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

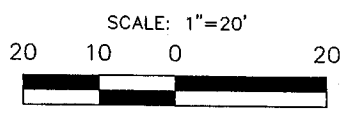
LOT 4
 HORIZON PARK EAST
 GRAND JUNCTION, MESA COUNTY, COLORADO
 1460 Racquet Way



ACCEPTED *Anna Brown 4/22/01*
 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.

RACQUET WAY *DRIVE OR GULP 4/14/01*

15th STREET



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 plat and does not represent a title search by LANDesign.

HOUSE SITE PLAN
 LOT 4
 HORIZON PARK EAST
 GRAND JUNCTION, MESA COUNTY, COLORADO
 1460 Racquet Way

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 North 7th Street
 GRAND JUNCTION, COLORADO 81501 (970) 245-4098

PROJ. NO. 98038	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: May, 2001		TLP/rsk		1	1