

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1450 RACQUET WY SQ. FT. OF PROPOSED BLDGS/ADDITION 1898 ^{1458 Heated} _{440 gsm}

TAX SCHEDULE NO. 2945-012-61-005 SQ. FT. OF EXISTING BLDGS n/a

SUBDIVISION Houzon Park East TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1898~~ 1898

FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Tyler Const. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1616 CORTLAND CT USE OF EXISTING BUILDINGS n/a

(1) TELEPHONE 241-2983 DESCRIPTION OF WORK & INTENDED USE stick built,
RESIDENTIAL

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

(2) ADDRESS 1616 CORTLAND CT

(2) TELEPHONE 241-2983

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 _____

PROPER DRAINAGE IS CRITICAL CENSUS _____ TRAFFIC _____ ANNEX# _____

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] President Date 10-20-03

Department Approval NA [Signature] Mayor Date 10/30/03

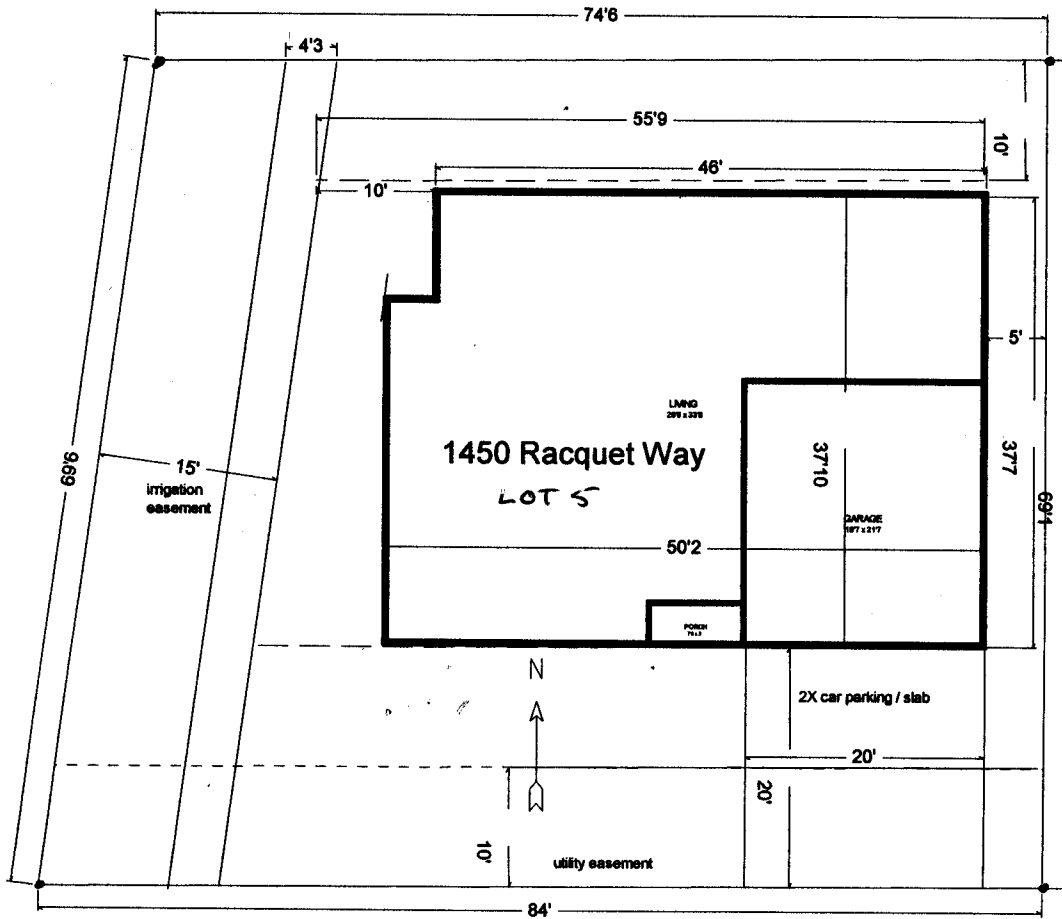
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>18694</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/30/03</u>

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

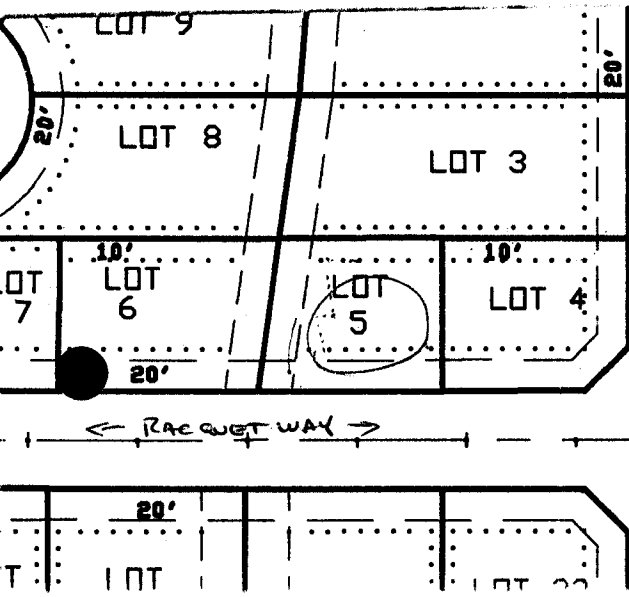
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TYLER
1616 CORTLAND CT.
GJ. CO 81506

ACCEPTED *Alisa Wagner 10/30/03*
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

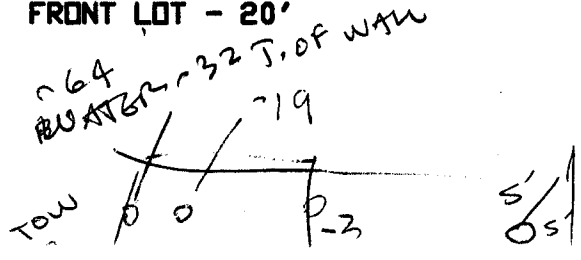


*driveway
de
in
10/21/03*



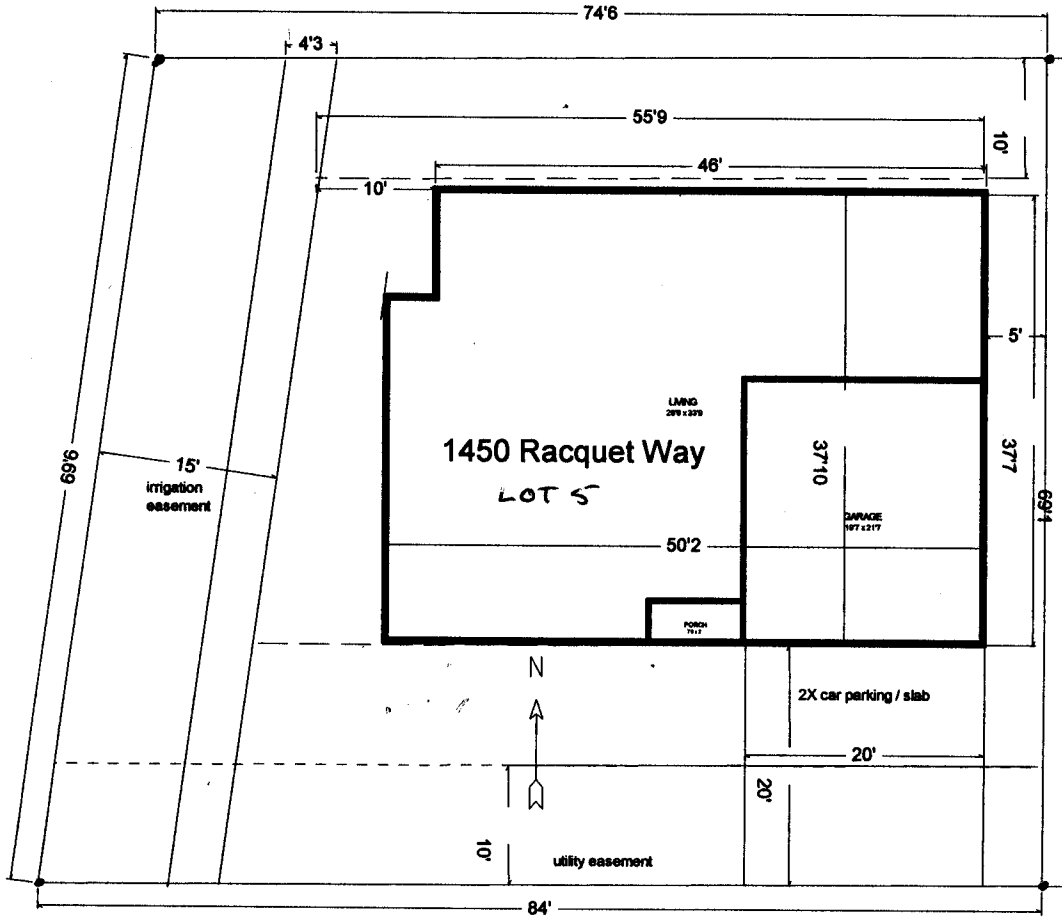
**HORIZON PARK EAST SUBDIVISION
BUILDING ENVELOPES**

- SETBACKS:**
 REAR LOT - ALONG 'G' ROAD - 20'
 REAR LOT - EXTERIOR OF SUB 15'
 (EXCEPT LOT 14 - 10')
 REAR LOT - INTERNAL - 10'
 SIDE LOT - 5'
 FRONT LOT - 20'

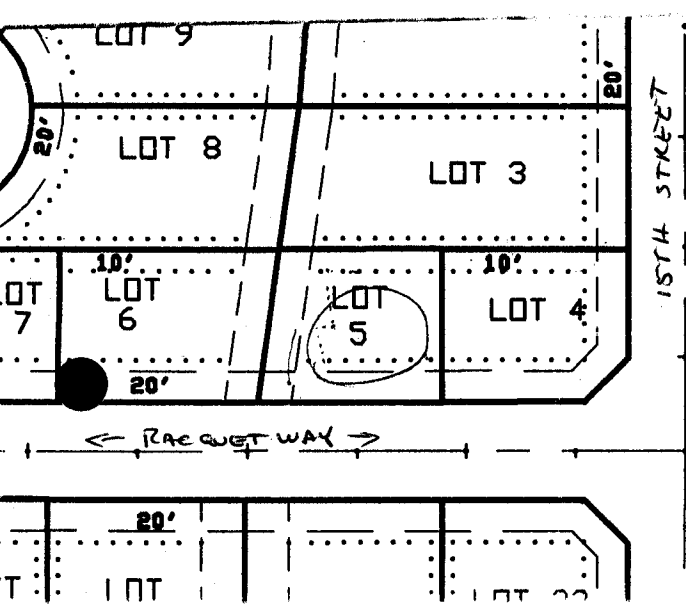


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*driveway
de
in
10/21/03*



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