

FEE \$	16.00
TCP \$	/
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# PLANNING CLEARANCE

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)

## Community Development Department

Building Address 4349 Racquet  
 Parcel No. 2945-012-61-013  
 Subdivision Horizon Park East  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 13

No. of Existing Bldgs 1 No. Proposed 1 addition  
 Sq. Ft. of Existing Bldgs 3242 Sq. Ft. Proposed 168  
 Sq. Ft. of Lot / Parcel 7140 Addition  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4250  
 Height of Proposed Structure 14'

### OWNER INFORMATION:

Name Andre & Sophia van Schaften  
 Address 4349 Racquet CT  
 City / State / Zip G.J. Colo. 81502

### APPLICANT INFORMATION:

Name Home Masters Inc.  
 Address 1984 K Rd  
 City / State / Zip Fruita Colo. 81521  
 Telephone 970-858-3370

### DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

### \*TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Wood frame, stucco wall  
, Tile Roof

**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 \_\_\_\_\_

Side 5' from PL Rear 15' from PL Parking Requirement 2

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (Engineer's Initials)

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 Richard Thomas D. Hummel Date 1/16/06  
 Department Approval Wanda Wagner Date 1-17-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No _____
Utility Accounting <u>Wanda Wagner</u>	Date <u>1-17-06</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Racquet CT

36.28'

21'

ACCEPTED  
1-19-04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT  
RESPONSIBLE FOR PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Andre & Sophia  
van Schaften  
4349 Racquet CT.  
Horizon Park East  
LOT 13  
2945-012-61-013  
SCALE 10' = 1"

garage

PorTch

Existing Hous

new Addition  
24'2" X 7'

92.41'

5.5'

96.48'



7'6"

8'2"

15'6"

70'

Block  
of  
center  
23" To

Block  
of  
center  
28" To

Block Fence  
NOT on property line