

FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 58115

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2287 Rio Linda Ln TAX SCHEDULE NO. 2945-071-33-001
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1604
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Derek & Kristi Yeager NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS _____ NO. OF BLDGS ON PARCEL
 (1) TELEPHONE Same BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Chris Kendrick Const. USE OF EXISTING BLDGS Single Family Res
 (2) ADDRESS 231 W. Fallow Park Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-6487 new ←

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 1.86 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height 18' CENSUS TRACT 1402 TRAFFIC ZONE 90

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).

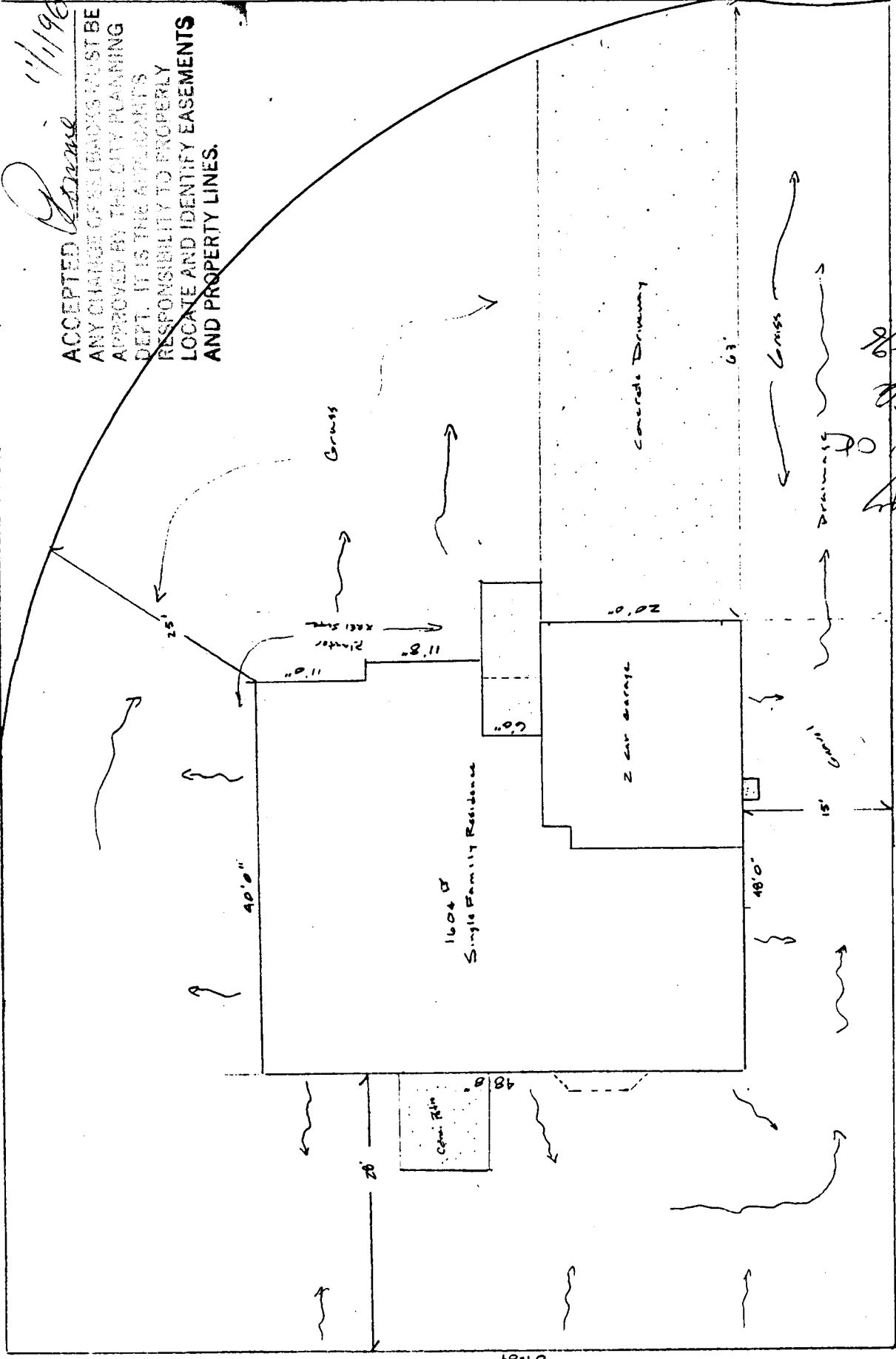
Applicant Signature [Signature] Date 10-30-96
 Department Approval Bonnie Edwards Date 11-1-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9640

Utility Accounting Marshall Cole Date 11-1-96

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)



ACCEPTED *Boone* 11/19/96
ANY CHANGE OF EASEMENTS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

J. Wade
LOCATION OF
DRIVEWAY
10-31-98

- ① Plot Plan
- ② Drainage Plan
- ③ Landscape Plan
(Final Land slope Design to be determined by Owner)

Leaf
89-09