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BLDG PERMIT NO. 102432

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 553 Rio Pade ^{Cono} TAX SCHEDULE NO. 2945-071-33-009
 SUBDIVISION VISTA DEL RIO Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1760
 FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Steve White Hunt NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1801 E-70 Business Loop
 (1) TELEPHONE 242-4153 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Merritt Const Inc USE OF EXISTING BLDGS New Res
 (2) ADDRESS 2337 Promontory Court DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-5164 New Res

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 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
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 1402 TRAFFIC 90 ANNEX# _____

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).

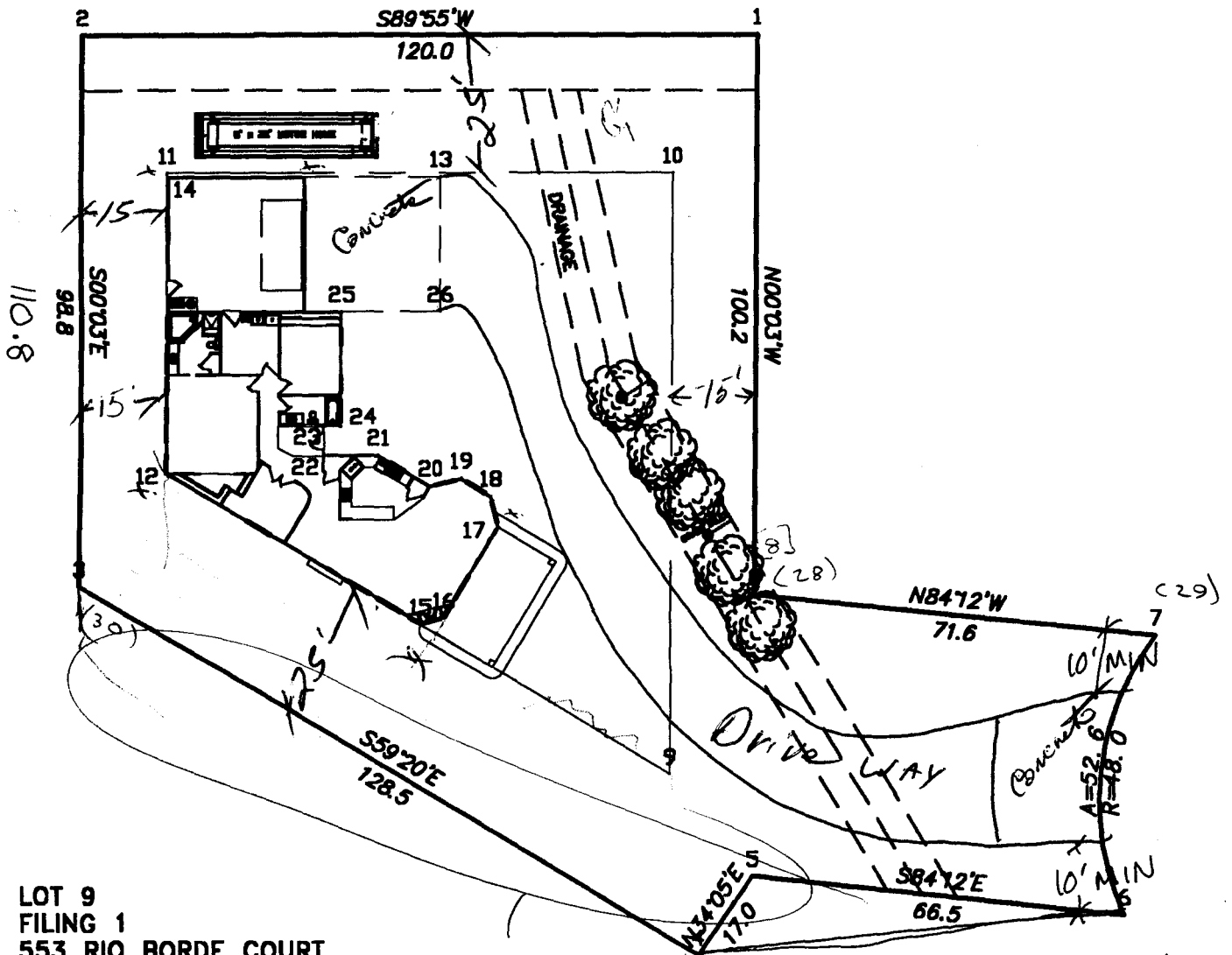
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-14-97
 Department Approval Donnie Edwards Date 10-20-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10634
 Utility Accounting [Signature] Date 10-20-97

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)



LOT 9
 FILING 1
 553 RIO BORDE COURT
 VISTA DEL RIO SUB DIVISION
 1760 SF

THIS
 PROPERTY
 BOUNDARY
 DOES NOT MATCH
 PLAT

MAINTAIN 10' MIN
 FROM $\#$ TO
 EDGE OF DRIVEWAY

DRIVEWAY LOCATION
 O.K.
 W. White
 10/15/97

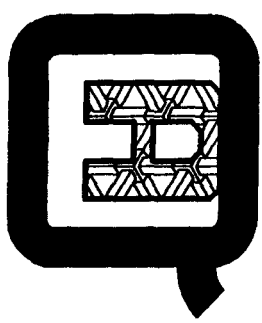
LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY
- SET NO. 5 RE-BAR W/CAP L.S. 16413

ACCEPTED *Sonnie* 10/20/97
 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.



BUILDING STAKING LAYOUT

FOR: MERRITT SIXBY	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: RM DS
SCALE: 1" = 30'		DRAWN BY: DMM
DATE: 10/10/97		ACAD ID: MER-WHITE
		SHEET NO.
		FILE: 97281