

FEE \$	10 <sup>-</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. NA

*VC*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 561 Rio Borde Ct TAX SCHEDULE NO. 2945-071-33-005  
 SUBDIVISION VISTA DEL RIO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 644<sup>#</sup>  
 FILING 1 BLK \_\_\_\_\_ LOT 5 SQ. FT. OF EXISTING BLDG(S) 1450<sup>#</sup>  
 (1) OWNER WALTER SOEST NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 561 Rio Borde Ct  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 263-0472  
 USE OF EXISTING BLDGS SF  
 (2) APPLICANT SHARIE  
 DESCRIPTION OF WORK AND INTENDED USE: to put  
 (2) ADDRESS \_\_\_\_\_ up a 8x8 shed  
 (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 PH1-BL 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 10' from PL Rear 10' from PL Special Conditions Cannot be in front  
 Maximum Height \_\_\_\_\_ half of lot or encroach in  
easements  
 CENSUS 1401 TRAFFIC 90 ANN# \_\_\_\_\_

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 Walter Soest Date 10-17-97  
 Department Approval Mike Pelletier Date 10/17/97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No chg in use  
 Utility Accounting CM Cole Date 10/17/97

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)

