

FEE \$	10
TCP \$	-
SIF \$	-

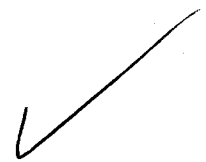


BLDG PERMIT NO. None Req'd

3002-1560.045

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 581 Rio Verde Ln TAX SCHEDULE NO. 2945-071-17-038

SUBDIVISION Loma Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32⁸

FILING BLK 2 LOT 38 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER GARY MANCUSO NO. OF DWELLING UNITS
 BEFORE: N/A AFTER: N/A THIS CONSTRUCTION

(1) ADDRESS 581 Rio Verde Ln

(1) TELEPHONE 255 0340 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT GARY MANCUSO USE OF EXISTING BLDGS ~~Storage~~ ^{SFR} ~~Shed~~ Residence

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Build

(2) TELEPHONE _____ Garden Shed for Storage

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 RSF-4 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

Side 3' from PL Rear 10' from PL Special Conditions _____
to leave 32' detached shed

Maximum Height _____ CENSUS _____ TRAFFIC _____ 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 Gary Mancuso Date 8.27.97

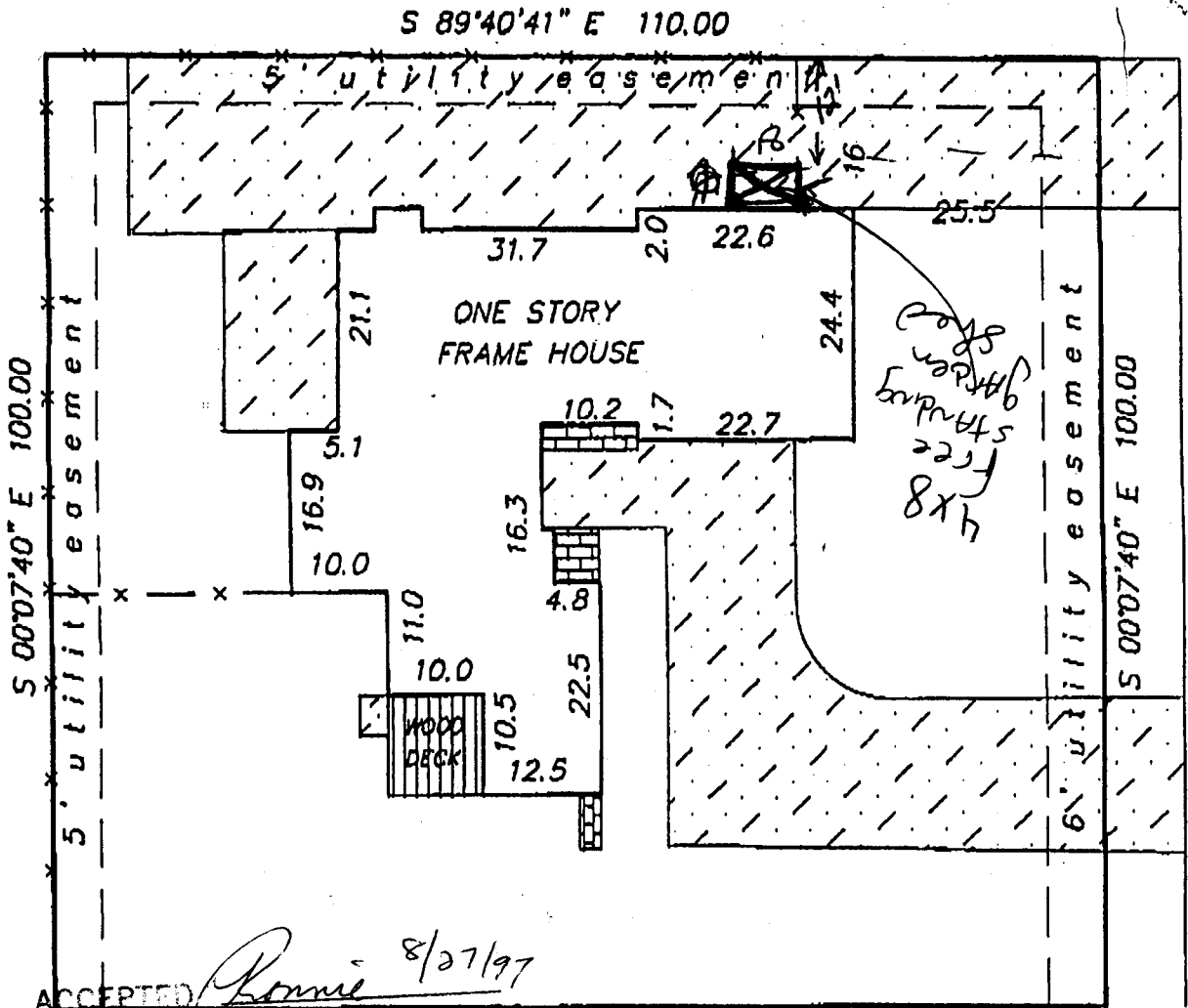
Department Approval Ronnie Edwards Date 8/27/97

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

Utility Accounting Chy Cole Date 8/27/97

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)



ACCEPTED *Ronnie* 8/27/97

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.

DESCRIPTION

LOT 38 BLOCK 2
 LOMA RIO SUBDIVISION
 MESA COUNTY, COLORADO
 FIRST AMERICAN TITLE 115102

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 3/31/97, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



[Handwritten signature]