

FEE \$ 10.-
 TCP \$ —
 SIF \$ 292.-



BLDG PERMIT NO. 65275

Mental 302.-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

CASA RIO CT.
 BLDG ADDRESS 550 ~~VISTA DEL RIO~~ TAX SCHEDULE NO. 2945.071.34-001
 SUBDIVISION VISTA DEL RIO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400 FT²
 FILING 3 BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER TERRY LANMAN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 616 25 1/2 Rd #1
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT TERRY LANMAN USE OF EXISTING BLDGS N/A
 (2) ADDRESS 616 25 1/2 Rd #1 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE (970) 243-6507 NEW HOUSE

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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-1.80 Maximum coverage of lot by structures —
 SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater
 Side 5' & 10' from PL Rear 25' from PL Special Conditions per building envelope
 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 6-24-98

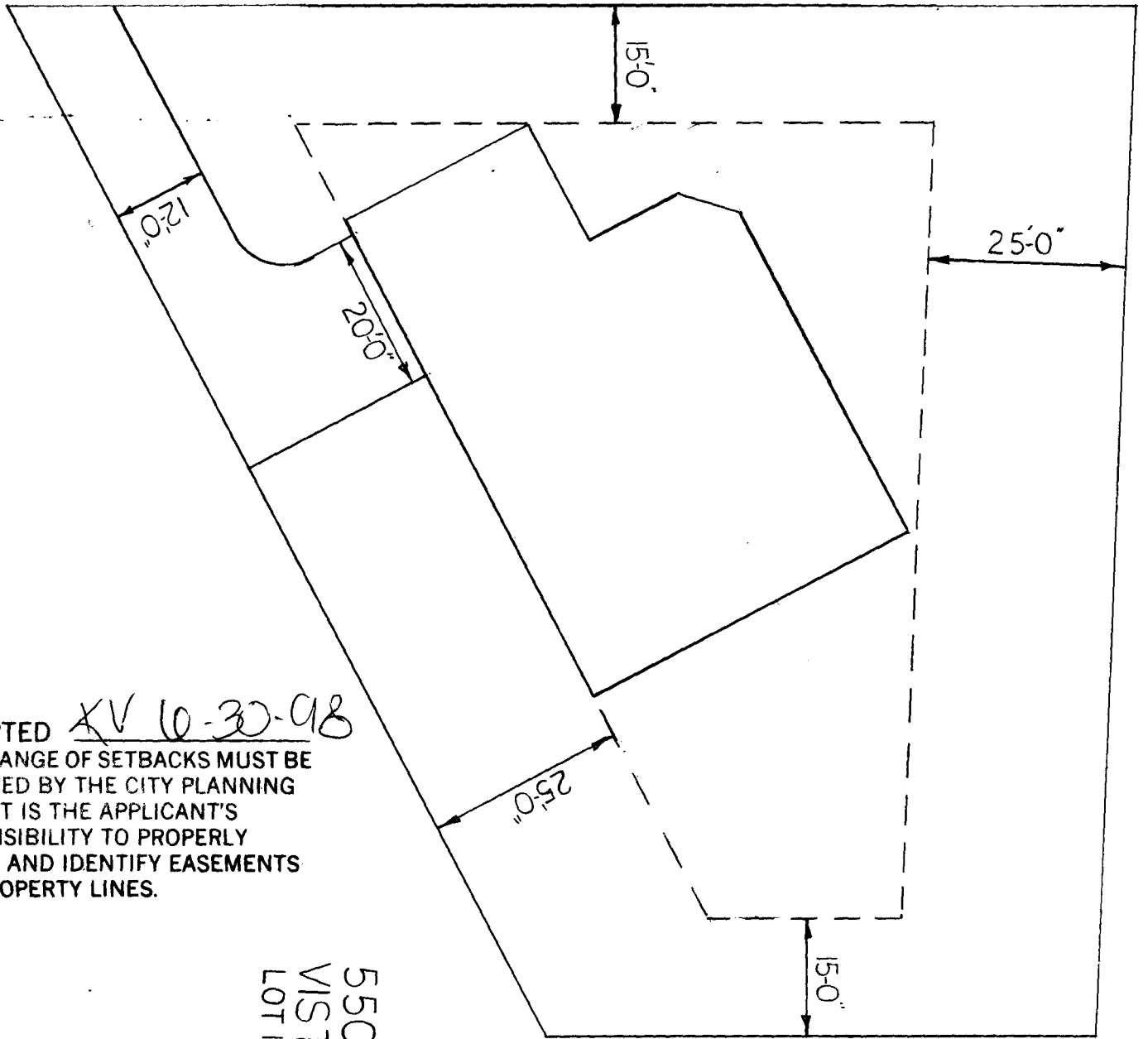
Department Approval [Signature] Date 6-30-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. # 11410

Utility Accounting [Signature] Date 6-30-98

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 XV 10-30-98
 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.

550 CASARRIO CT.
 VISTA DEL RIO
 LOT 1 FILING 3

DRIVEWAY LOCATION OK.
 W. Ashbed 6/29/98