

FEE \$	10.-
TCP \$	—
SIF \$	292.-



BLDG PERMIT NO. 68157

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 560 Casa Rio Ct. TAX SCHEDULE NO. 2945-071-34-006
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2610[#]
 FILING 3 BLK - LOT 6 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER R DORSEY NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 690 29^{1/2} Rd.
 (1) TELEPHONE 242-2300 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Dorsey + Sons Const USE OF EXISTING BLDGS NA
 (2) ADDRESS " " DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE " " Residence

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-1.81e 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 10' & 20' from PL Rear 25' from PL Special Conditions Per building envelope
 Maximum Height — CENSUS K102 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).

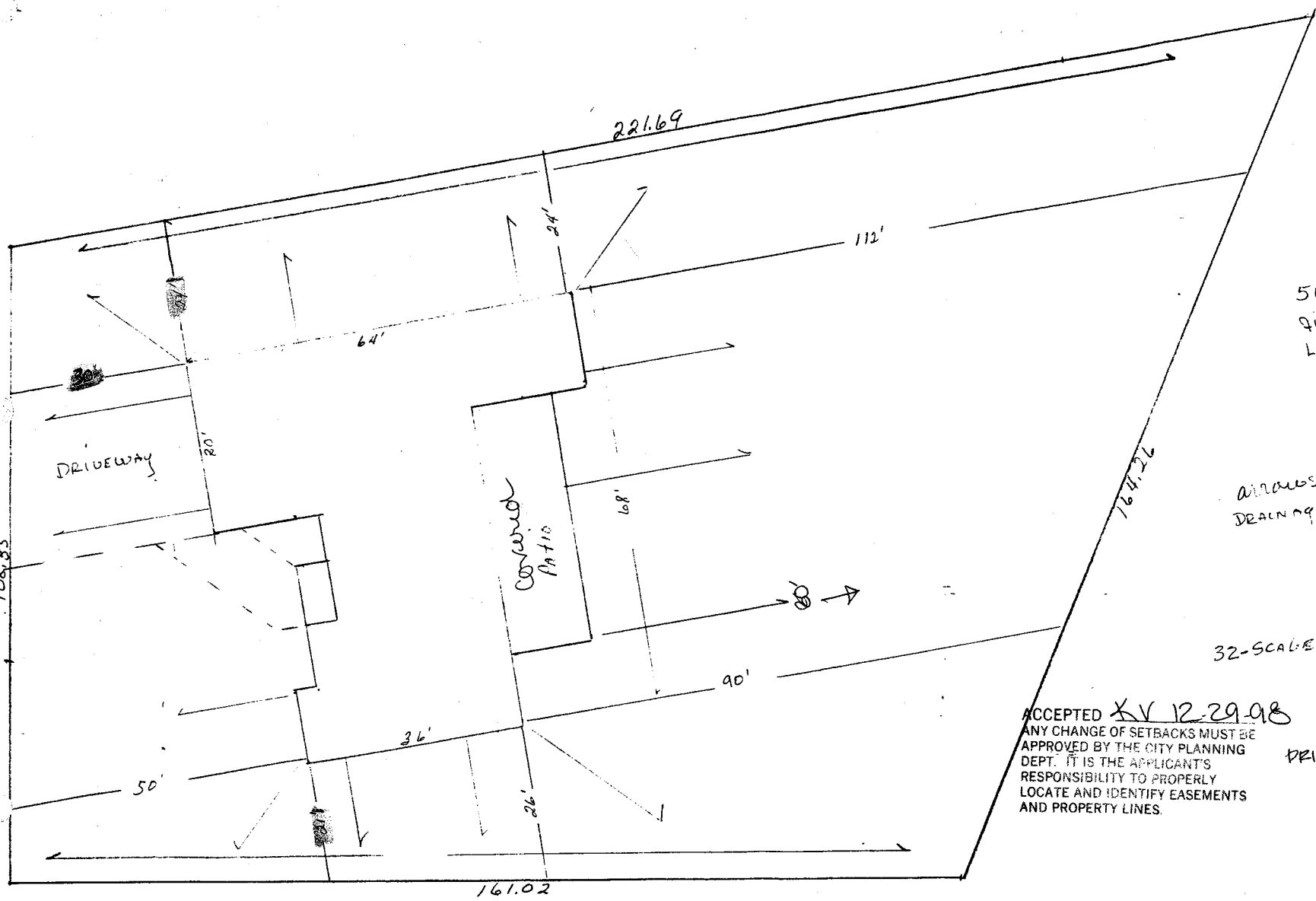
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature R Dorsey Date 12/28/98
 Department Approval H. Valdez Date 12-29-98
 Additional water and/or sewer tap fee(s) are required: YES 2 NO — W/O No. 11839
 Utility Accounting K Duncan Date 12/29/98

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)

CASA RIO CT
108.85



560 CASA RIO CT.
91 WY 3
Lot 6

ARROWS ARE
DRAINAGE min 2%

32-SCALE

ACCEPTED XV 12-29-98
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.

DRIVEWAY LOCATION O.K.
Kevin R. Ashbee
12/28/98