

FEE \$ 10.00

BLDG PERMIT NO. 65900

SIF-292.5
302

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 561 CASA RIO COURT TAX SCHEDULE NO. 2945-071-34-017
 SUBDIVISION VISTA DEL RIO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1764
 FILING 3 BLK _____ LOT 17 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER PARK DOUMA NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS #4 GAMMA COURT NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-3184 USE OF EXISTING BLDGS _____
 (2) APPLICANT SCHAFFER CONST. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 478 WEST CHURCHWAY _____
 (2) TELEPHONE 434-9502 Single Family Residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-1.8e 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 20'45' from PL Rear 15' from PL Special Conditions Per Building envelope
 Maximum Height _____ CENS.T. 402 T.ZONE 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 Milton Schaffer Date 7/10/98
 Department Approval [Signature] Date 7/10/98

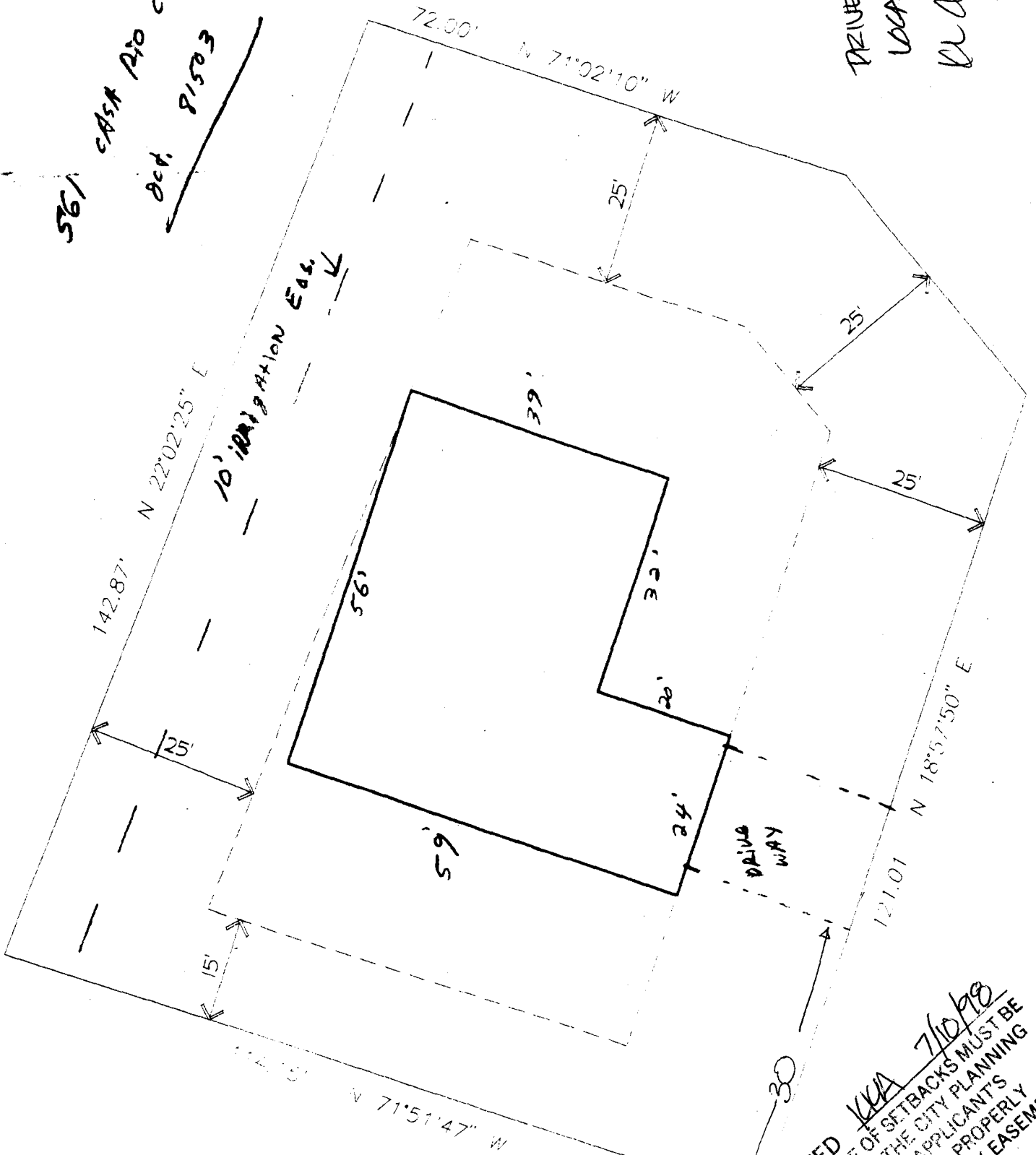
Additional water and/or sewer tap fees are required: YES NO _____ W/O No. #1144747285837
 Utility Accounting [Signature] Date 7-10-98

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)

56/1 CASA RIO CT.
Oct. 8/1503

DRIVEWAY
LOCATED OK.
PL Dobbels
6/29/98



PLOT PLAN

SCALE: 1" = 10'-0"

Park & Mary Jane Douma Res.
Lot 17 - Filing 3
Vista Del Rio Subdivision

ACCEPTED KCA 7/10/98
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.