

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 165916

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 566 Casa Rio Ct. TAX SCHEDULE NO. 2945-071-34-008  
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2627<sup>0</sup>  
 FILING 3 BLK — LOT 8 SQ. FT. OF EXISTING BLDG(S) Ø  
 (1) OWNER MIKE & LYNETTE ROSS NO. OF DWELLING UNITS  
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 496 Lupine, G.T. 81503 NO. OF BLDGS ON PARCEL  
 BEFORE: Ø AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 242-3769 USE OF EXISTING BLDGS —  
 (2) APPLICANT RED HART Const. Inc.  
Daniel R. Gearhart DESCRIPTION OF WORK AND INTENDED USE: New  
 (2) ADDRESS 2320 - E 1/2 Rd. G.J. 81503  
 (2) TELEPHONE 244-8975 - cell 250-0822 S/F Residence w 2 car attached garage

**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 PR1.86 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or — from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side N-10'  
S-15' from PL Rear 25' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS 1902 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).

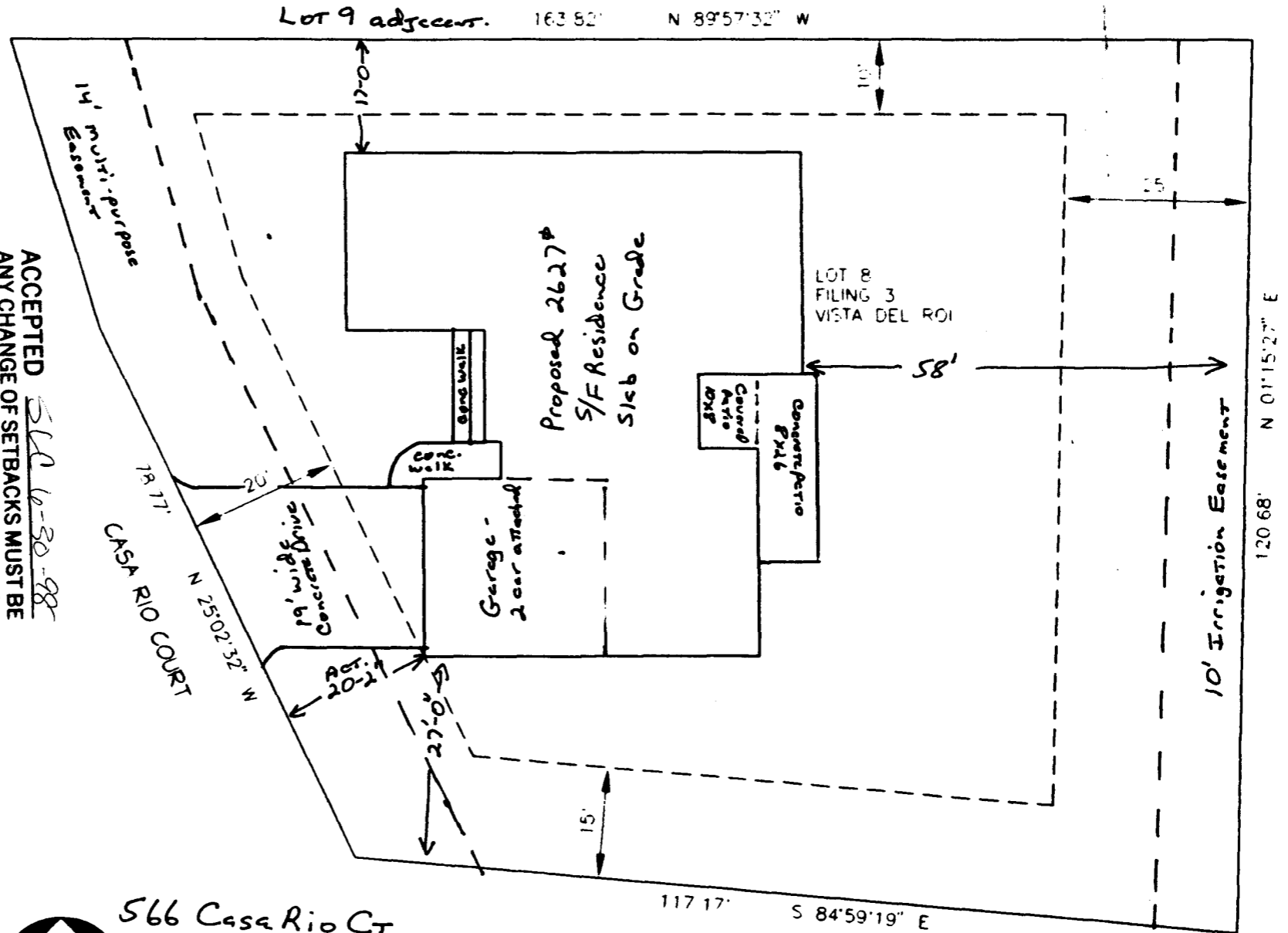
Applicant Signature Daniel R. Gearhart Date June 24, 1998  
 Department Approval Santa Costello Date 6-30-98

Additional water and/or sewer tap fee(s) are required. YES — NO — W/O No. # 11408  
 Utility Accounting Chris Tucker 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)

Owners: Mike & Lynette Ross - 242-3969 - 496 Lupine - G.J. CO. 81503  
 # 2945-071-34-008



ACCEPTED SLA 6-30-98  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

TRAVENRY LENTON et al.  
 W. Ashwell 6/29/98



566 Casa Rio Ct.  
**PLOT PLAN**  
 SCALE: 1" = 20'  
 Lot 8 - Filing 3 -  
 Vista Del Rio Subdivision

Setbacks  
 Front - 20'-2"  
 Left Side - 16'-0"  
 Right Side - 27'-0"  
 Rear 58'

RED HART CONSTRUCTION, INC.  
 2320 E 1/2 ROAD  
 GRAND JUNCTION, CO 81503-4405  
 (970) 244-8975