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TCP \$	—
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BLDG PERMIT NO. 657110

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 555 Rio Barde Ct TAX SCHEDULE NO. 2945-071-33-008
 SUBDIVISION VISTA Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Superior Development NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 917 Main St 65
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-1330
 USE OF EXISTING BLDGS ~~RES~~ VAC
 (2) APPLICANT Same
 DESCRIPTION OF WORK AND INTENDED USE: New
 (2) ADDRESS _____
Res
 (2) TELEPHONE _____

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 1.86 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 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENSUS 1402 TRAFFIC 90 ANNX# _____

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).

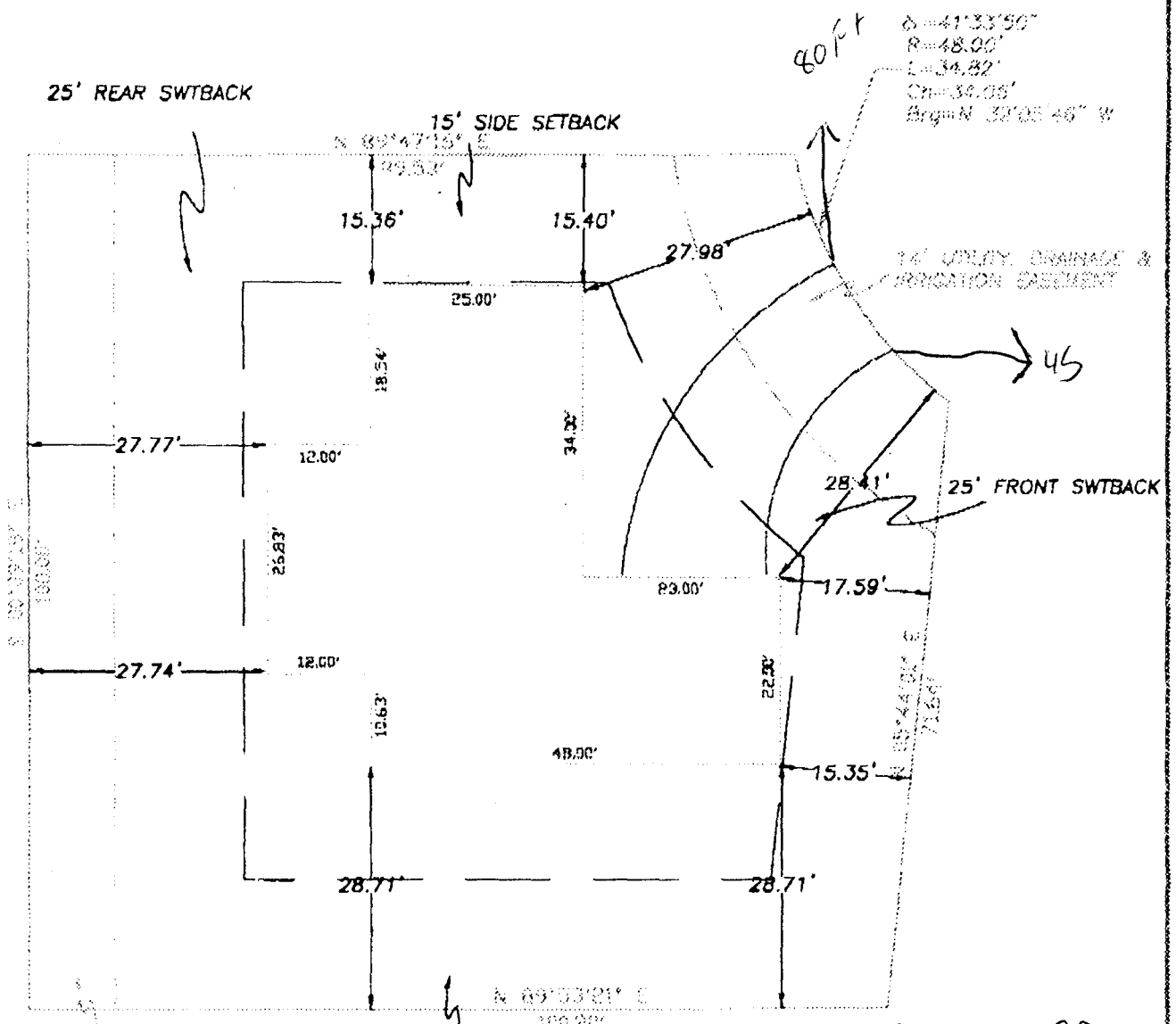
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Jay Veitnheimer Date 6-15-98
 Department Approval Ante Costello Date 6-17-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11373
 Utility Accounting Adenavich Date 6-17-98

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)



15' SIDE SETBACK

15' SIDE SETBACK

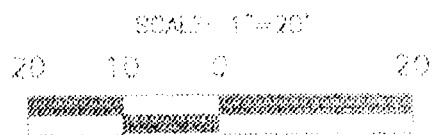
ACCEPTED SLC 6-17-98
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

- 1) Building setback information taken from recorded plat of Vista Del Rio Subdivision Filing #1.
- 2) Only platted easements are shown. Other easements may exist that would affect this property.
- 3) This site plan is not a land survey plat and does not represent a title search by LANDesign.



Prepared for: Superior Development Inc.
 517 Main Street
 Grand Junction, CO 81501

DRIVEWAY LOCATED O.K.
 M. Adkins
 6/16/98



HOUSE SITE PLAN
 LOT 8
 VISTA DEL RIO SUBDIVISION #1
 RESEA COUNTY, COLORADO

LANDesign
 ENGINEERS • SURVEYORS • PLUMBERS
 207 SOUTH 4TH ST.
 GRAND JUNCTION, CO 81501
 PHONE: 248-1111 FAX: 248-1112