

FEE \$	10. —
TCP \$	—
SIF \$	292. —



BLDG PERMIT NO. 46599

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 562 Rio Linda Lane TAX SCHEDULE NO. 2945-071-34-019

SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1646

FILING 3 BLK - LOT 19 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER Leslie A. & Michelle Szabo NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2676 Car abbean Dr. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-263-4067 USE OF EXISTING BLDGS -

(2) APPLICANT The Reinier Company DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 564 Rio Linda Ln. Residence

(2) TELEPHONE 970-241-5055

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 PH-1.8L Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Parking Req'mt 2
or _____ from center of ROW, whichever is greater

Side 10'15" from PL Rear 20' from PL Special Conditions As per building envelopes

Maximum Height _____ CENSUS 402 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 8/25/98
The Reinier Company

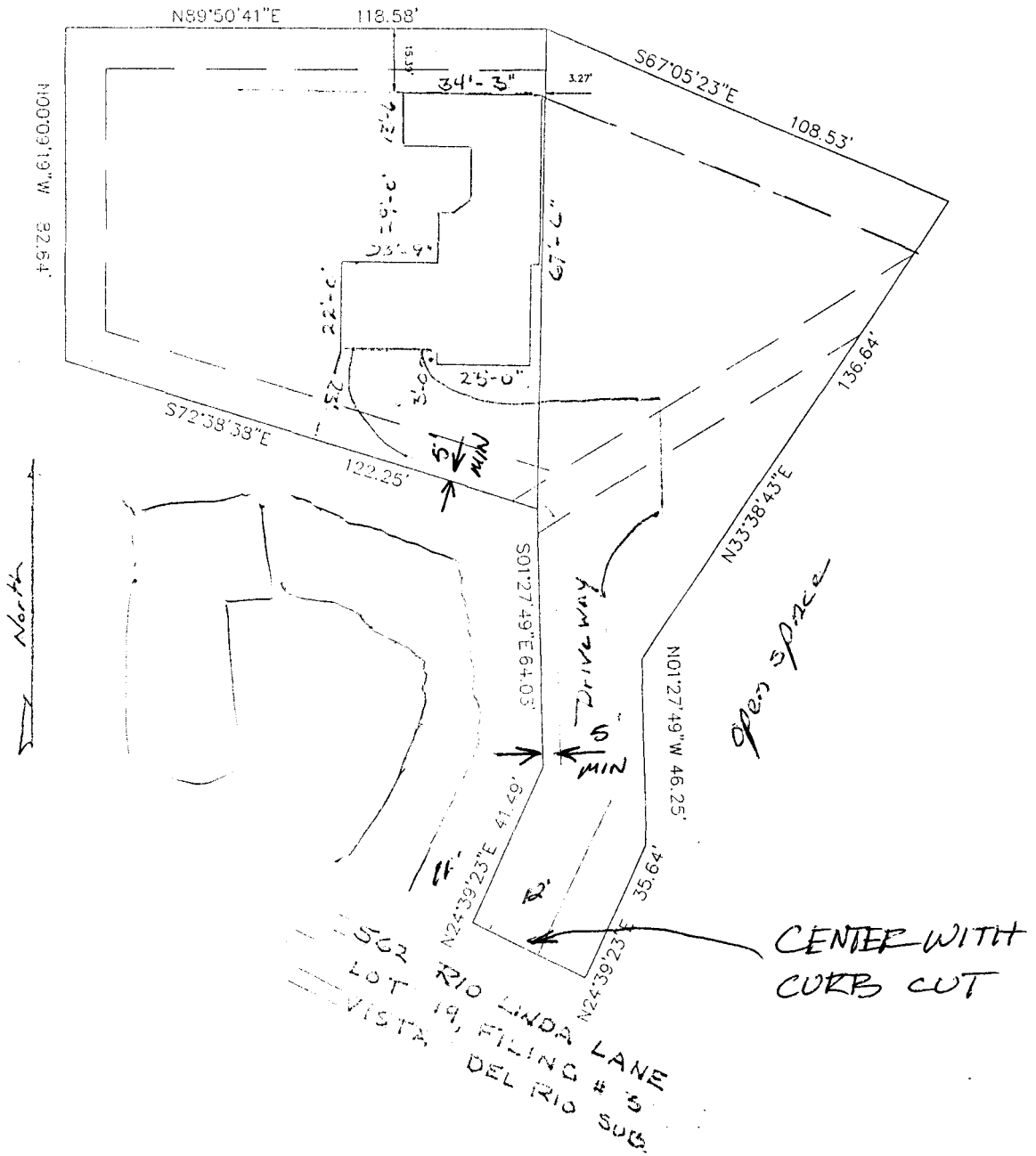
Department Approval [Signature] Date 8-31-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11558

Utility Accounting [Signature] Date 8-31-98

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)

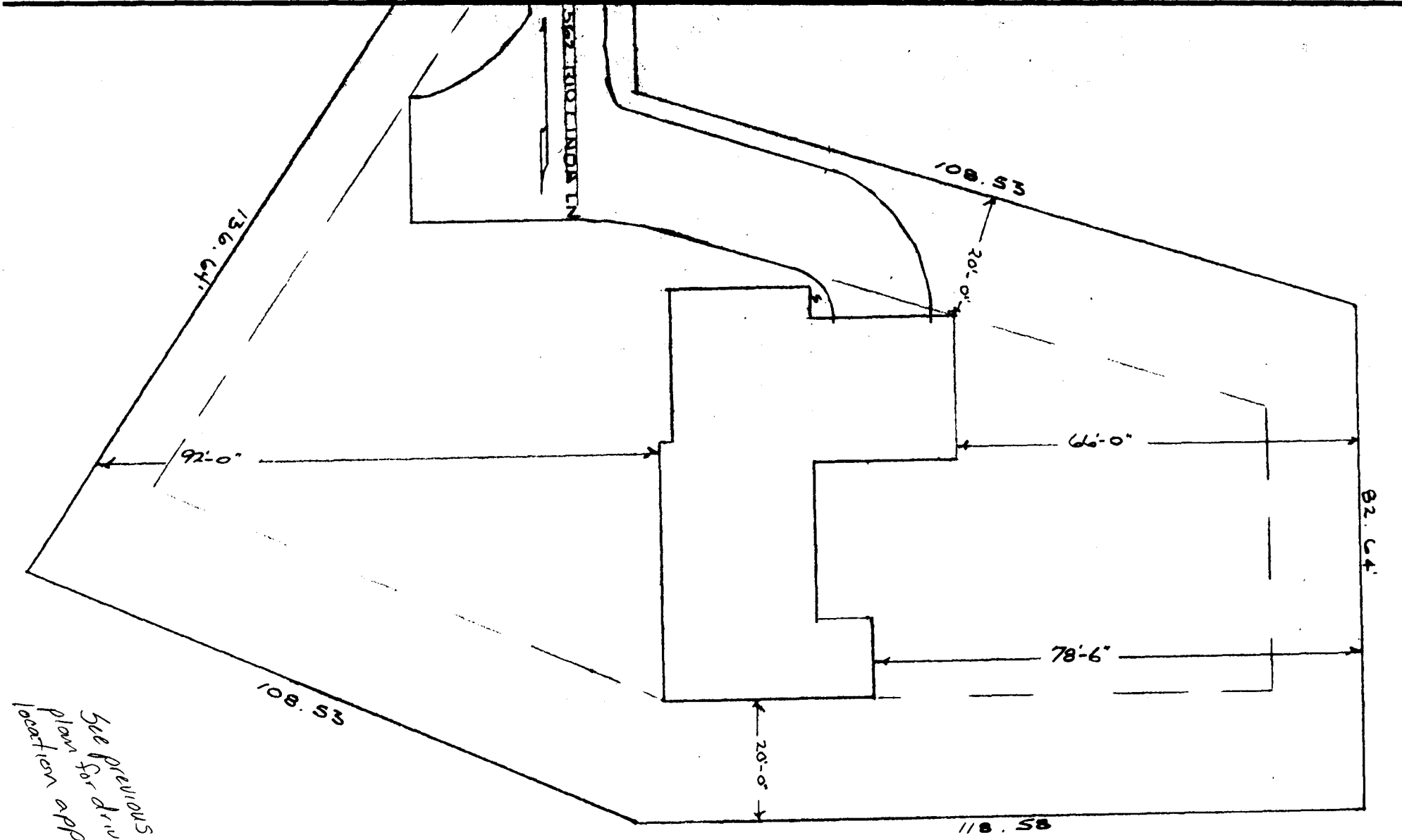


Must dimension drive to approve.
 Since flag lot, show location of
 adjacent drives. Center drive within
 property @ sheet.

Rick Davis 8-26-98

Drive O.K.
 Rick Davis 8-28-98

ACCEPTED SLC 8-31-98
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.



*See previous site
plan for driveway
location approval.*

