

FEE \$	10.5
TCP \$	—
SIF \$	292.5



BLDG PERMIT NO. 63271

302.5

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 564 Rio Linda Lane TAX SCHEDULE NO. 2945-071-34-020
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2278
 FILING 3 BLK _____ LOT 20 SQ. FT. OF EXISTING BLDG(S) ~~2278~~ 0
 (1) OWNER Kenzie L. Renner NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 605 Orchard Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-241-5055
 USE OF EXISTING BLDGS ~~Residence~~ 0
 (2) APPLICANT The Renner Company DESCRIPTION OF WORK AND INTENDED USE: Residence
 (2) ADDRESS Same
 (2) TELEPHONE Same New SF Home

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-1.81e 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
West side 20' Special Conditions As per building
 East Side 10' from PL Rear 10' from PL envelopment
 Maximum Height _____ CENSUS H02 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 Kenzie L. Renner Date 1/8/98
 Department Approval Scott J. Costello Date 1-8-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10842
 Utility Accounting J Adams Date 1-8-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

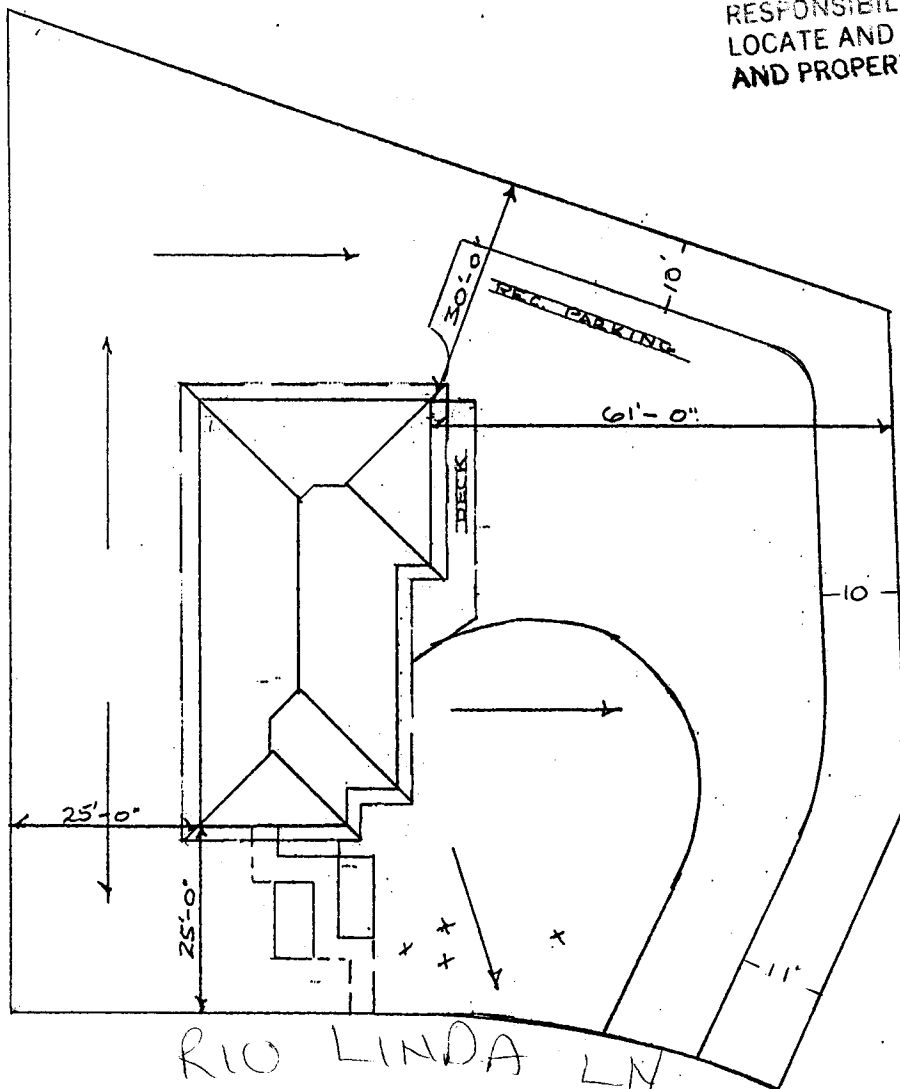
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

ACCEPTED SLC 1.8.98
 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.



RIO LINDA LN

LOT 20, FILING #3, VISTA DEL RIO SUB

564 RIO LINDA LANE

SCALE 1" = 20'

DRIVEWAY LOCATION
 OR
 CL Ashbeck

DIRECTION OF DRAINAGE FLOW

12/11/07