

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 67823

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 578 RIO LINDA LN TAX SCHEDULE NO. 2945-011-17-034
 SUBDIVISION LOMA RIO SQ. FT. OF PROPOSED BLDG(S) (ADDITION) ~~200~~ 40^{SF}
 FILING _____ BLK 3 LOT 34 SQ. FT. OF EXISTING BLDG(S) 2000
 (1) OWNER SCOTT BELLFUSS NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS SAME
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245 1311
 (2) APPLICANT BRAD DAVENPORT CONSTR. CO INC USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 818 ELM AVE, G.J. 81501 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243 5839 ADDITION TO FAMILY ROOM

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 RSF-4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 7 from PL Rear 30' from PL
 Maximum Height 32'
 CENSUS 1402 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 _____ Date 11-24-98
 Department Approval Ante J. Castello Date 11-24-98

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

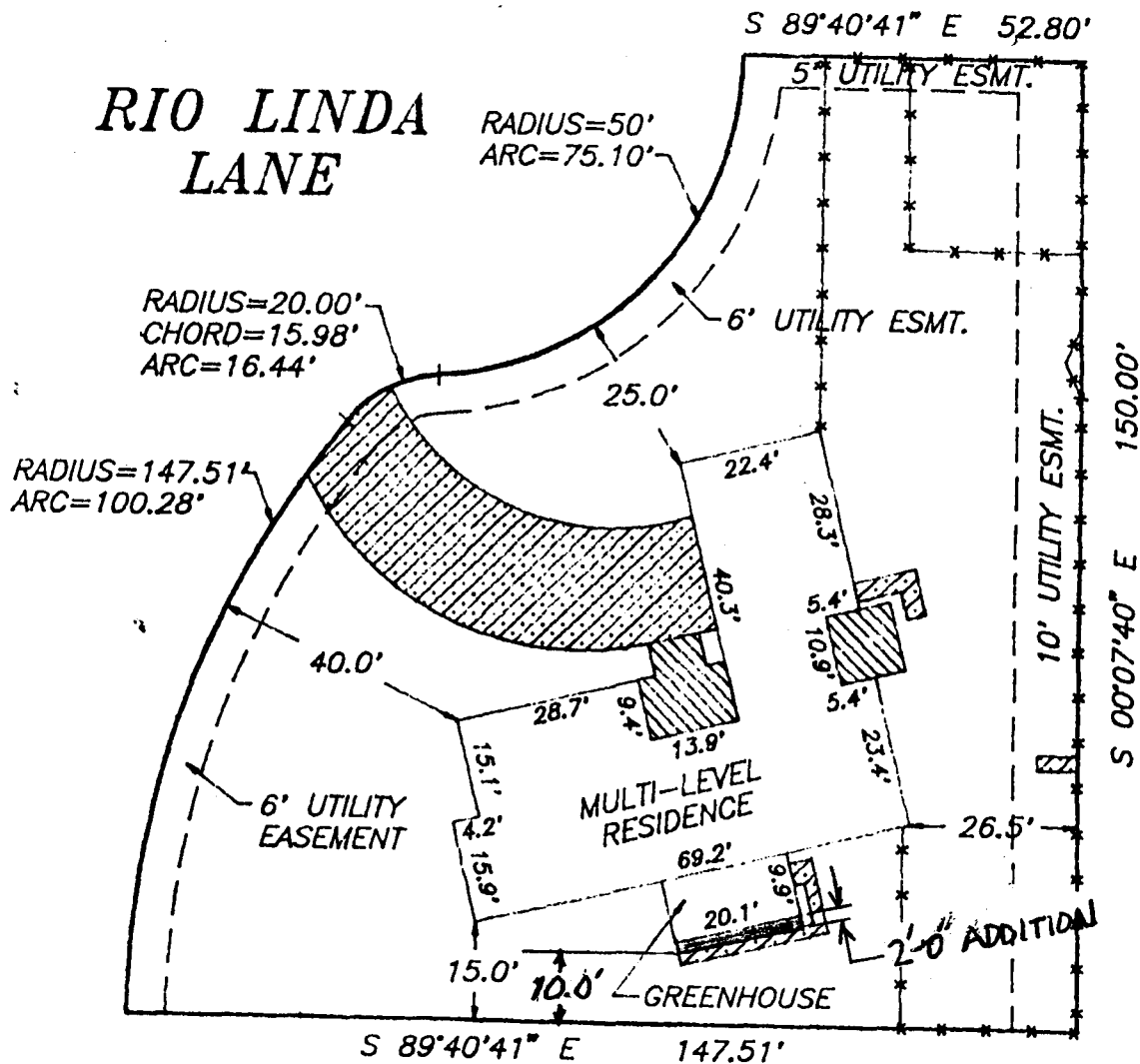
Utility Accounting _____ Date 11/24/98

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)

578 RIO LINDA LANE, GRAND JUNCTION, COLORADO
LOT 34, BLOCK 2, LOMA RIO SUBDIVISION
MESA COUNTY, COLORADO

ACCEPTED SLL 11-24-98
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.



Setback and sideyard distances are plus or minus one foot.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY First American Title Co.
COMMITMENT NUMBER 109274

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR
Unifirst Mortgage THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND
THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6-22-89
EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE
NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED,
AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL,
EXCEPT AS NOTED.

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED
PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD
HAZARD BOUNDARY.

William O. Boy
WILLIAM O. BOY, D.L.C. 10001