

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	200 ⁰⁰



BLDG PERMIT NO 70911

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 552 Casa Rio Ct TAX SCHEDULE NO 2945-071-34-002
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S) ADDITION 1600⁰
 FILING BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) NT
 OWNER R. Durston NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 ADDRESS 690 29 1/2 Rd. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 TELEPHONE 260-6464 USE OF EXISTING BLDGS Residence
 APPLICANT R. Durston DESCRIPTION OF WORK AND INTENDED USE
 ADDRESS 690 29 1/2 Rd. Single family Residence
 TELEPHONE 260-6464

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 DR 1 R/C Maximum coverage of lot by structures _____
 SETBACKS Front 35' from property line (PL) Parking Reqmt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____ CENSUS 90 TRAFFIC/ANX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 R. Durston Date 10/17/14
 Department Approval [Signature] Date 10/20/14

Additional water and/or sewer tap fees(s) are required: YES NO _____ W/O No. 1-1/2"
 Utility Accounting [Signature] Date 10/20/14

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)