

FEE \$	16
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 69477

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

(Handwritten initials)

BLDG ADDRESS 358 Cueva Rio Ct. TAX SCHEDULE NO. 2945-171-31-005
 SUBDIVISION West Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 114
 FILING 3 BLK - LOT 5 SQ. FT. OF EXISTING BLDG(S) 114
 (1) OWNER Dorsey, Blyde L.L.C. NO. OF DWELLING UNITS
 BEFORE 0 AFTER 1 THIS CONSTRUCTION
 (1) ADDRESS 2041 7 1/4 Rd.
 NO. OF BLDGS ON PARCEL
 BEFORE 0 AFTER 1 THIS CONSTRUCTION
 (2) APPLICANT Dorsey, Blyde L.L.C. USE OF EXISTING BLDGS Residence
 (2) ADDRESS " DESCRIPTION OF WORK AND INTENDED USE "
 (2) TELEPHONE " Single Residence

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 720

ZONE PR1.86 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt. _____
 or _____ from center of ROW, whichever is greater
 Side 12 1/2' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____ per large envelope
 CENSUS 1401 TRAFFIC 91 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).

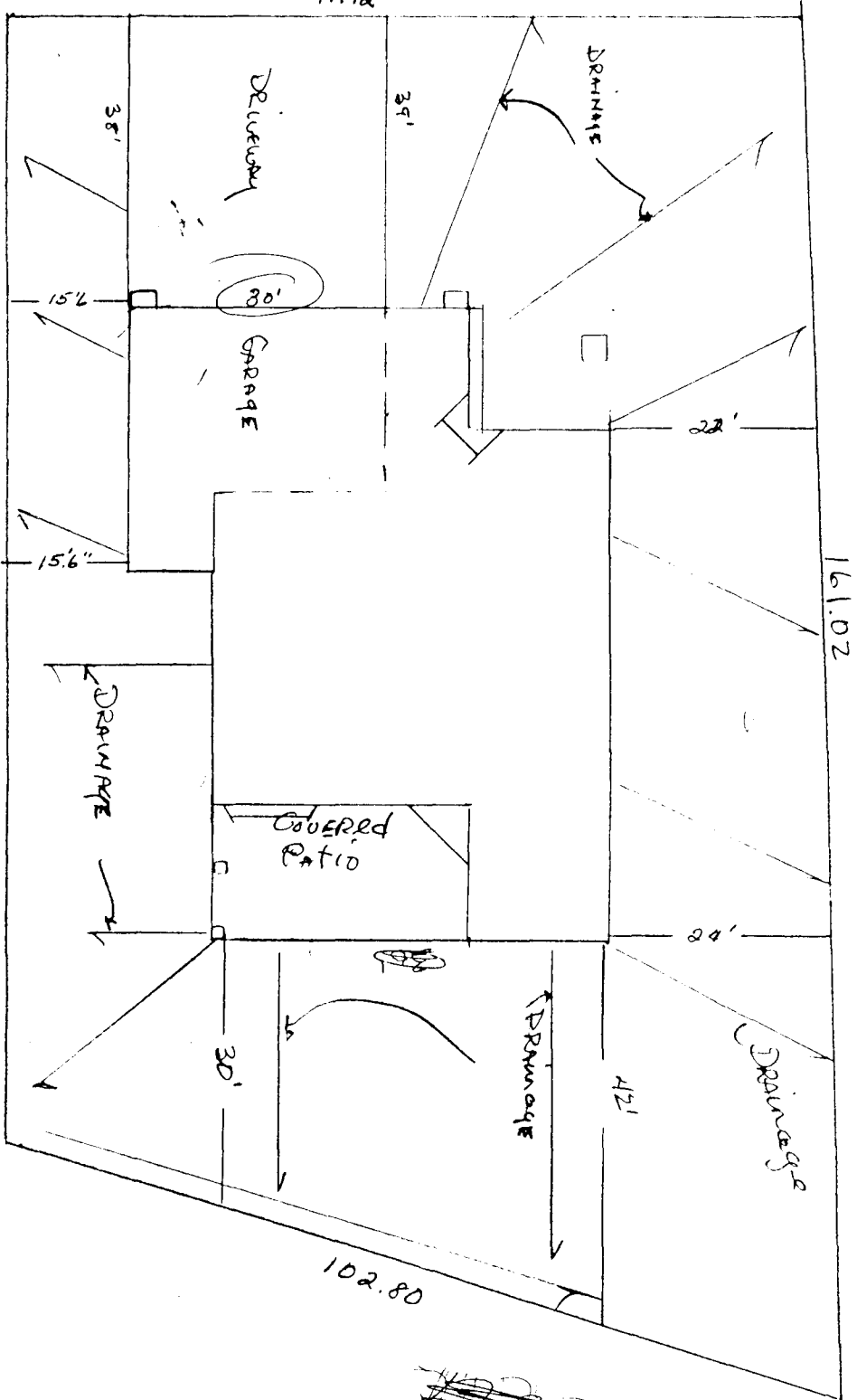
Applicant Signature _____ Date _____
 Department Approval Ronnie Edwards Date 4-7-99
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No 1000
 Utility Accounting 112000 Date 4/7/99

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)

Casa Rio Ct.

91.92

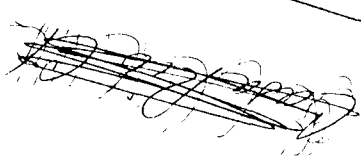


4/9/99

558 Clear Plot
Lot 6 Palms
Dista

Flung #3

OK
Dist. Drawn
Feb 11-5-99



558 C
Lot 5
Dista I
2/11/99