

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 68735

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

302
 (4A)

BLDG ADDRESS 562 CASA RIO Ct TAX SCHEDULE NO. 2945-071-34-007

SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1841

FILING 3 BLK LOT 7 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Anthony J. & Michelle R. Hughes NO. OF DWELLING UNITS
 BEFORE: AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2711 Midway Dr

(1) TELEPHONE 245-2650 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Armand Hughes USE OF EXISTING BLDGS Residential

(2) ADDRESS 633 Nw 16th St DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 245-7340 New Home Const.

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 PR 1.86 Maximum coverage of lot by structures

SETBACKS: Front 25' + 15' see bldg env. from property line (PL)
 or from center of ROW, whichever is greater
 Parking Req't 2

Side 10' + 15' see bldg env. from PL Rear 25' from PL
 Special Conditions

Maximum Height CENSUS 1402 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 Armand Hughes Date 2-16-99

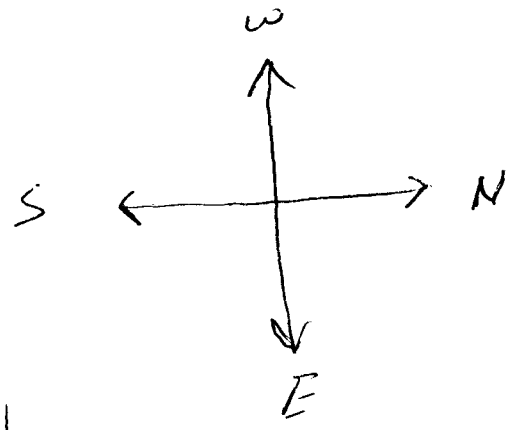
Department Approval Santa Costello Date 2-19-99

Additional water and/or sewer tap fee(s) are required: YES NO ✓ W/O No. 11945

Utility Accounting Dottie Kanover Date 2-19-99

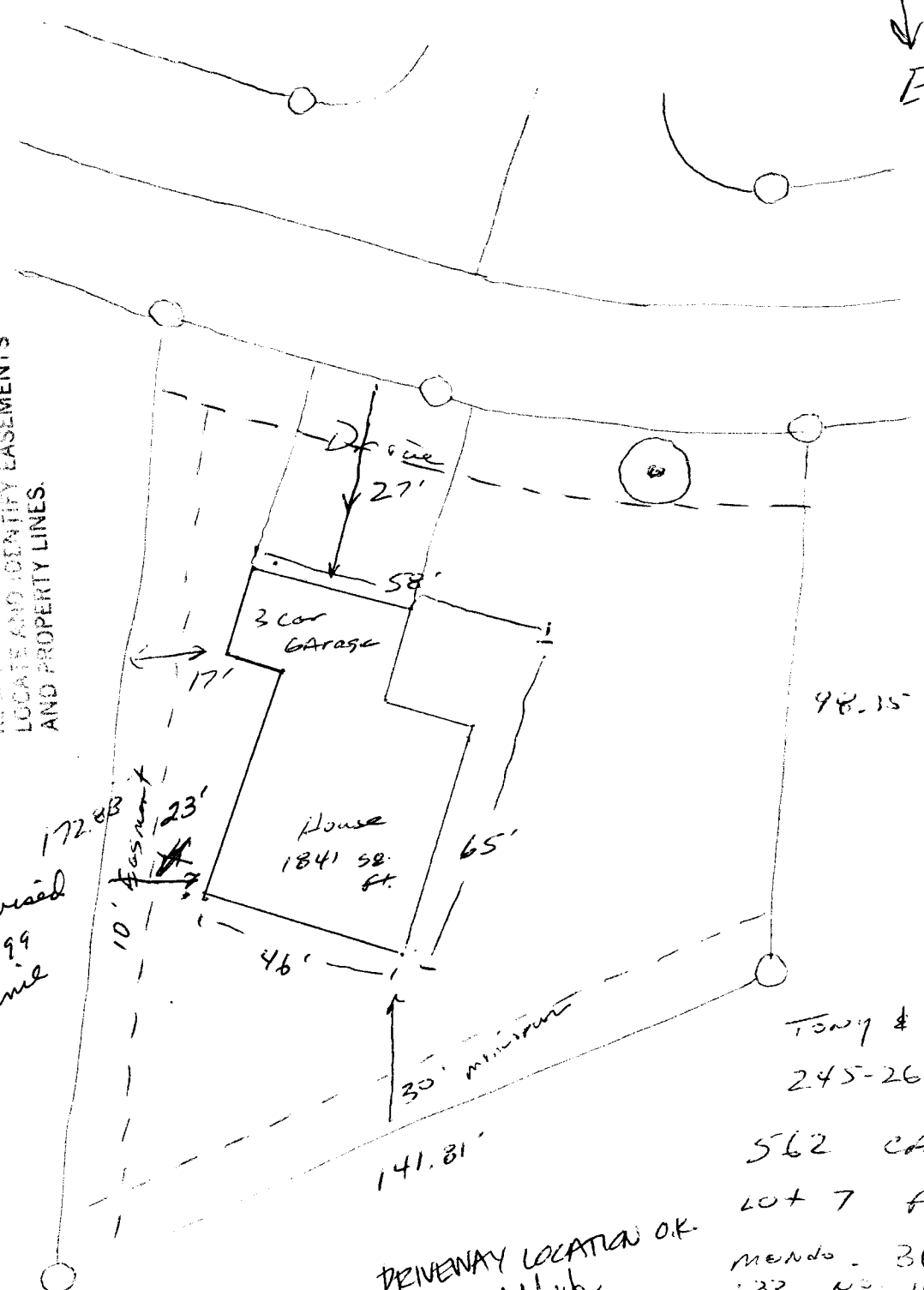
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



ACCEPTED SLA 2-19-99
 ANY CHANGE OF DETRACKS WILL BE
 APPROVED BY THE CITY / PLANNING
 DEPARTMENT. IT IS THE PROPERTY
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

revised
 3/10/99
 Ronnie



PRIVENWAY LOCATION O.K.
 W. Chubbick
 2/17/99

Tony & Michelle Hughes
 245-2650

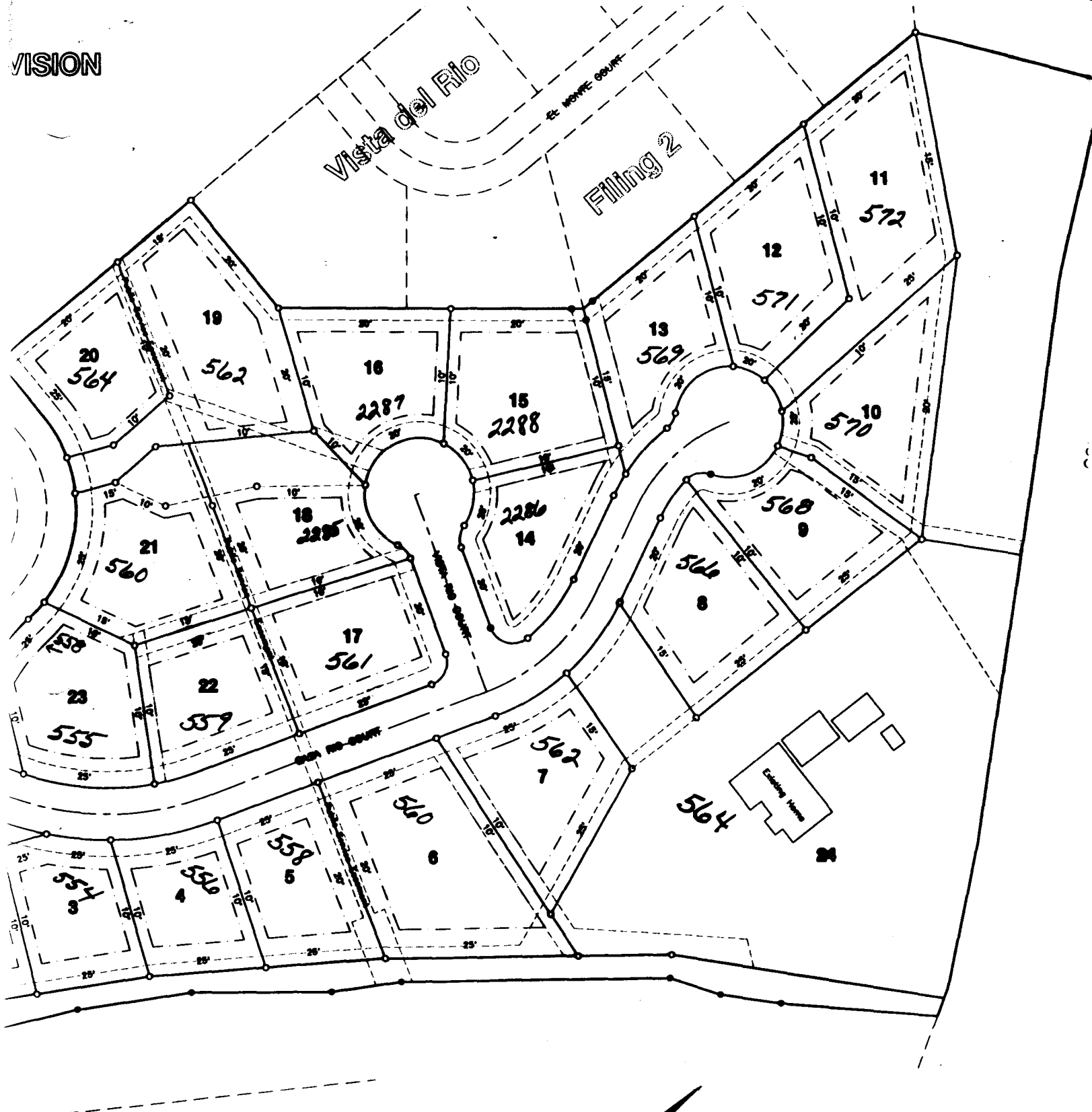
562 CASA RIO CT.
 LOT 7 FILING 3
 MENDO. Bldgs
 633 No. 16th St
 Grand Jct. CO. 81501
 (970) 245-7840

Setback 25' west border (front)
 10' Lt. side
 25' Rear

VISION

Vista del Rio

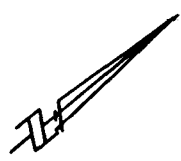
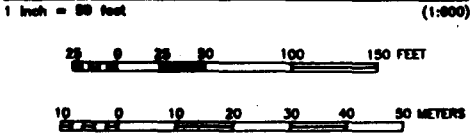
Filing 2



LEGEND:

- Building Envelope
- - - - - Easement: Multi-purpose, Irrigation, San Sewer, Utility, or Conservation

SCALE:



BUILDING SETBACKS
Vista del Rio, Filing 2
 Located in Sec 7, T1S, R1W, U6 Meridian
 Grand Junction, Mesa County, Colorado

FOR: **B & P DEVELOPMENT COMPANY, LLC**

EDMUNDS
 Grand Junction - Colorado

DATE: **MAY 8 1999**

BY: **DAVE BROWN**

DATE PLOTTED: **MAR 19 1999**