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BLDG PERMIT NO. 70029

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

EX

BLDG ADDRESS 565 Rio Borde Ct. TAX SCHEDULE NO. 2945-071-33-003
 SUBDIVISION Vista Del Rio Subd. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2006/688
 FILING BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 826 2 1/2 Rd., GJ.
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-9316
 (2) APPLICANT Just Companies, Inc. USE OF EXISTING BLDGS —
 (2) ADDRESS 826 2 1/2 Rd., GJ. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 245-9316 single family detached 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

ZONE PR-1.86 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
 Side 15' from PL Rear 25' from PL Special Conditions —
 Maximum Height — CENSUS 1408 TRAFFIC 90 ANNEX# —

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 Sandra Bowland Date 4/16/99 5/5/99
 Department Approval A. Valdez Date 6-2-99 6/11/99

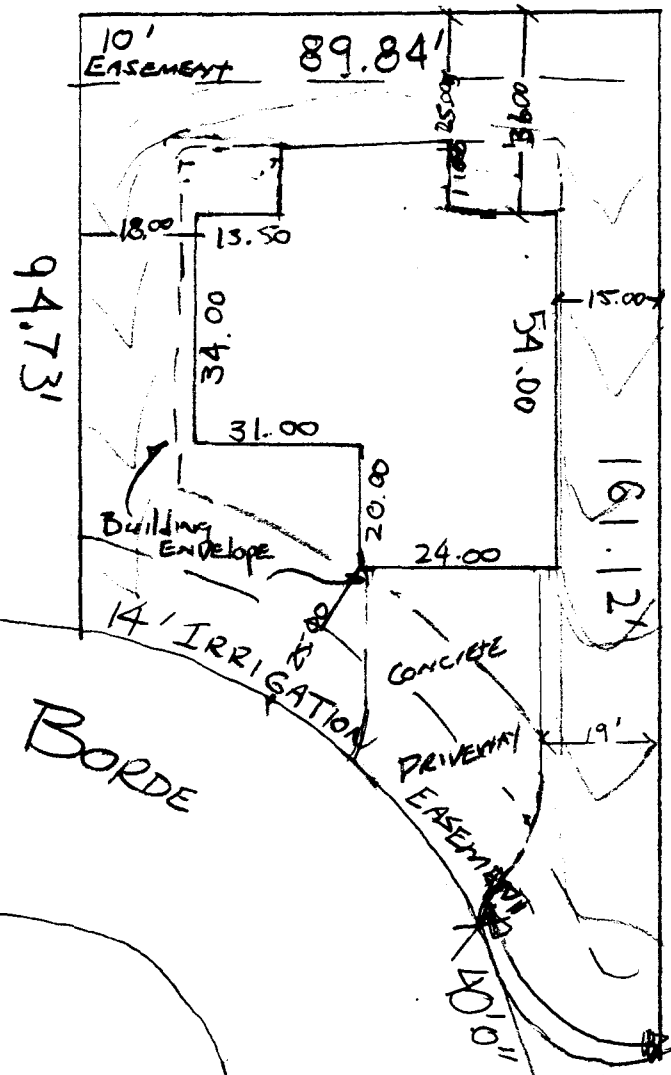
Additional water and/or sewer tap fee(s) are required: YES X NO — W/O No. 12250

Utility Accounting [Signature] Date 6/2/99

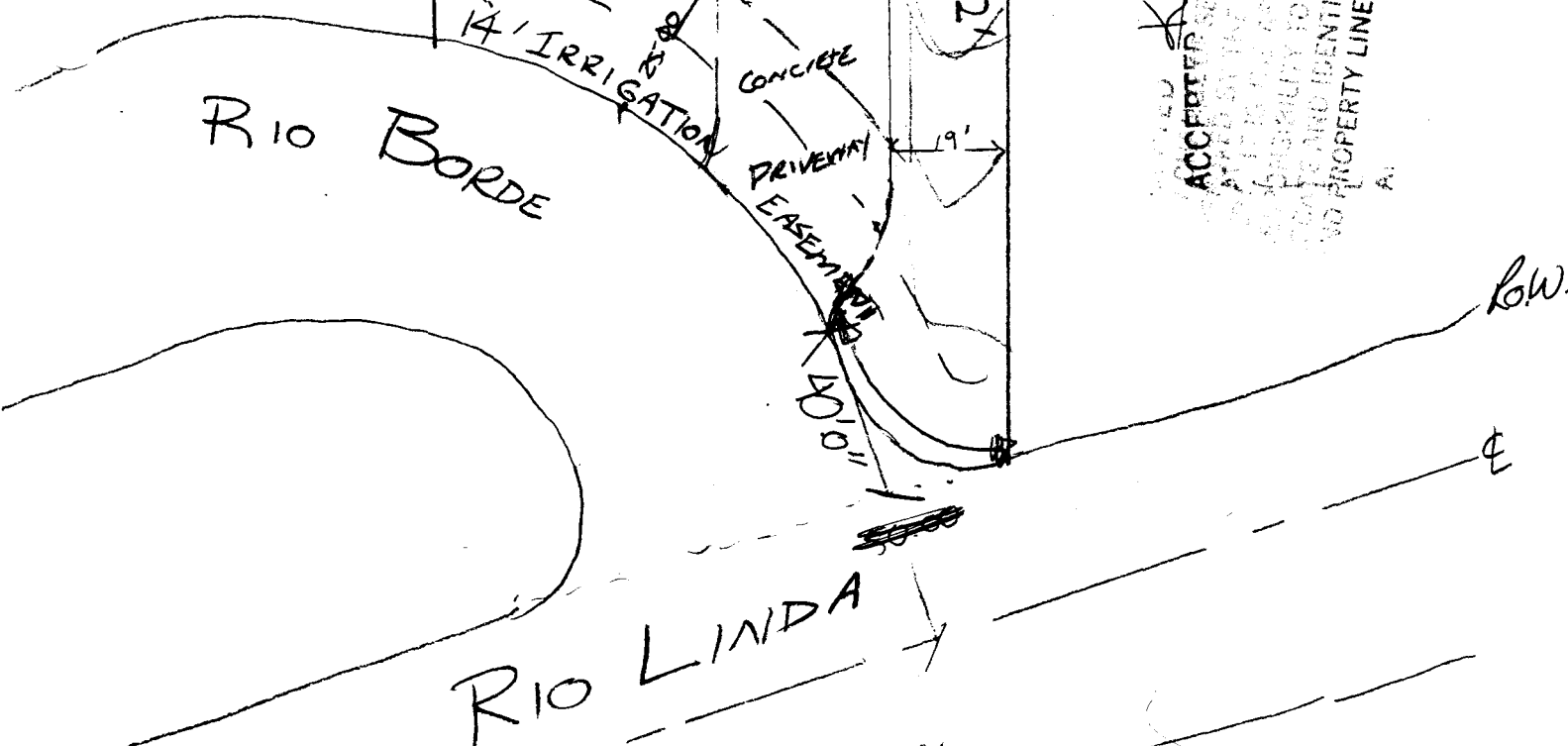
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

565 Rio Borde Ct



ACCEPTED SETBACKS MUST BE
 MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT
 TO THE EXTENT POSSIBLE TO MAINTAIN
 ACCESS TO THE PROPERTY AND TO IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Drive OK
 Rick Davis
 6-2-99

LOT 3
 565 RIO BORDE
 LOT 3, FILING #1
 VISTA DEL RIO SUBDIVISION

This drive doesn't meet
the requirement in the
TDS manual for separation
from a street. See attached!

Please flip the floor plan
and bring the drive off the
other side of the lot.
1st note

Rick Davis
2510-41034

Drive is too
close to Vista Del
Rio which is residential

collector. Edge of drive
must be 50' off the
right of way line of Rio
Vista.

Rick Davis
If you flip the house
it should work.
2nd note

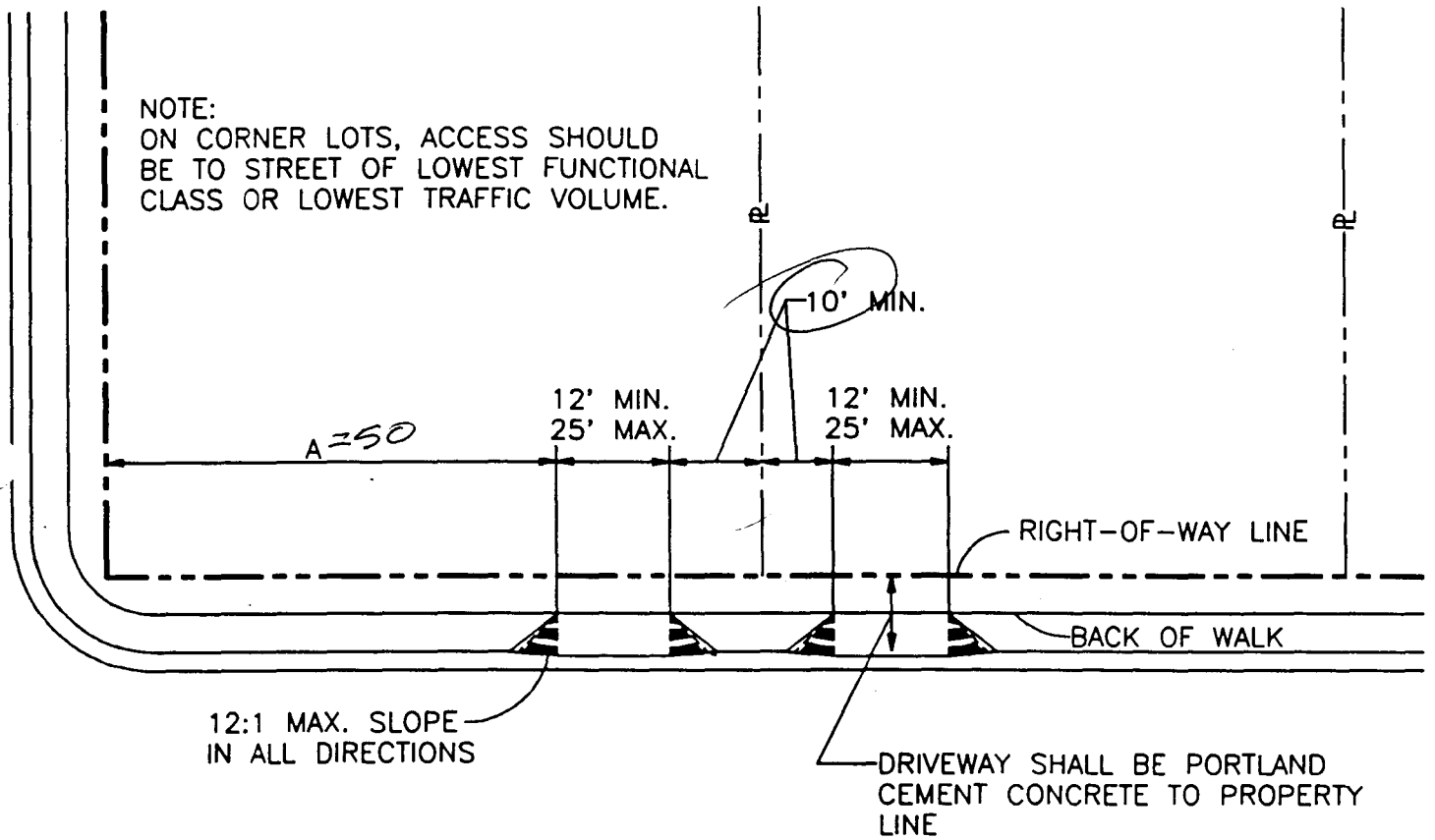
STREET CLASSIFICATION

A

LOCAL RESIDENTIAL	20'
COMMERCIAL OR COLLECTOR	50'
COLLECTOR- <i>ARTERIAL</i>	150'

This part of kinda low is a minor collector

NOTE:
ON CORNER LOTS, ACCESS SHOULD BE TO STREET OF LOWEST FUNCTIONAL CLASS OR LOWEST TRAFFIC VOLUME.



THIS STANDARD APPLIES TO SINGLE FAMILY RESIDENTIAL DRIVEWAYS

CITY OF GRAND JUNCTION
DEPARTMENT OF PUBLIC WORKS

SINGLE FAMILY RESIDENTIAL
ACCESS STANDARDS

FIGURE
1