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BLDG PERMIT NO. 70450

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

CA

565 1/2 Rio Verde
 BLDG ADDRESS ~~267 Rio Verde Ct~~ *267 Rio Verde Ct* TAX SCHEDULE NO. 2945-071,33,002
 SUBDIVISION VISTA DEL RIO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1861
 FILING/BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER ED DYER NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 263 HENLOCK CT NO. OF BLDGS ON PARCEL BEFORE: — AFTER: AA 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-2403 USE OF EXISTING BLDGS —
 (2) APPLICANT MADISON CONSTRUCTION DESCRIPTION OF WORK AND INTENDED USE: SPEC. HOME
 (2) ADDRESS 2465 E PIAZZA CT
 (2) TELEPHONE 243-8190

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, 84 Maximum coverage of lot by structures —
 SETBACKS: Front 25' from property line (PL) or — from center of ROW, whichever is greater Parking Req'mt 2
 Side 15' from PL Rear 25' from PL Special Conditions —
 Maximum Height — CENSUS 401 TRAFFIC 90 ANN# —

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 [Signature] Date 6-1-99
 Department Approval [Signature] Date 6-1-99

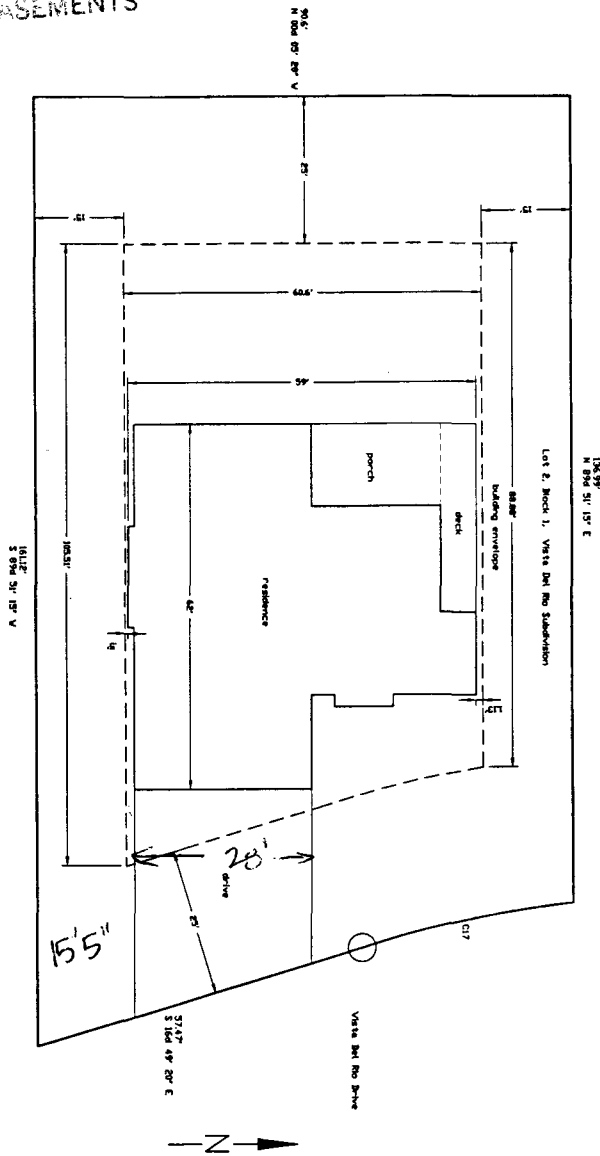
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12255
 Utility Accounting [Signature] Date 6/1/99

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)

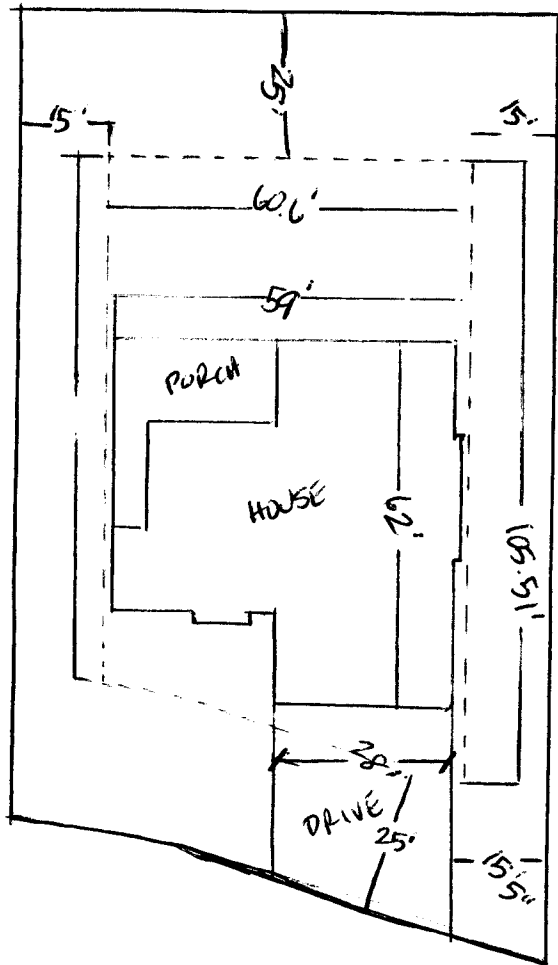
ACCEPTED *XV-661-99*
 ANY CHANGE OF LAND OR INTEREST THEREIN SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Site Plan
 Scale: 1" = 10'



6/11/99
 DRIVE O.K.
[Signature]

SHEET A4 OF 10	PROJECT 567 Rio Borde Ct.	SCALE 1" = 10'	DATE DRAWN 05/09/99	LATEST REVISION BY: JLD/MSB	AVALON CONTRACTING Drawn By: Tim Crank	Madison Construction 2465 East Piazza Ct. Grand Junction, CO., 81506 970-243-8190	Site Plan 567 Rio Borde Ct. Grand Junction, CO.	REVISIONS		
					P.O. Box 117 Loma, CO. 81504 970-855-2764			DATE	REMARKS	BY



6/18/99
 DRIVE O.K.
 W/W

Revised

ACCEPTED KV U-18-99
 ANY CHANGE OF SETBACKS,
 APPROACH DRIVE, OR
 DRIVE WIDTH SHALL BE
 RESPONSIBILITY OF THE
 LOCATOR AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.