

FEE \$	10.00
TCP \$	0
IF \$	292.00

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

BLDG PERMIT NO. 73419



Your Bridge to a Better Community

BLDG ADDRESS 559 Casa Rio Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2600 Living / 1008 Garage

TAX SCHEDULE NO. 2945-071-34-022 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Vista DEL RIO TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 3 BLK \_\_\_\_\_ LOT 22 NO. OF DWELLING UNITS:  
 Before: - 0 - After: 1 this Construction

(1) OWNER Joseph F Spirek NO. OF BUILDINGS ON PARCEL  
 Before: - 0 - After: 1 this Construction

(1) ADDRESS 2015 N 10<sup>th</sup> ST USE OF EXISTING BUILDINGS None

(1) TELEPHONE 245 7466 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15 on N 10 on S Rear 20' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 1402 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 Joseph J. Spirek Date 12/28/99

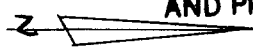
Department Approval Y/18th Aragon Date 1/5/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12760</u>
Utility Accounting	<u>Ch Marshall Cole</u>	Date	<u>1-4-2000</u>

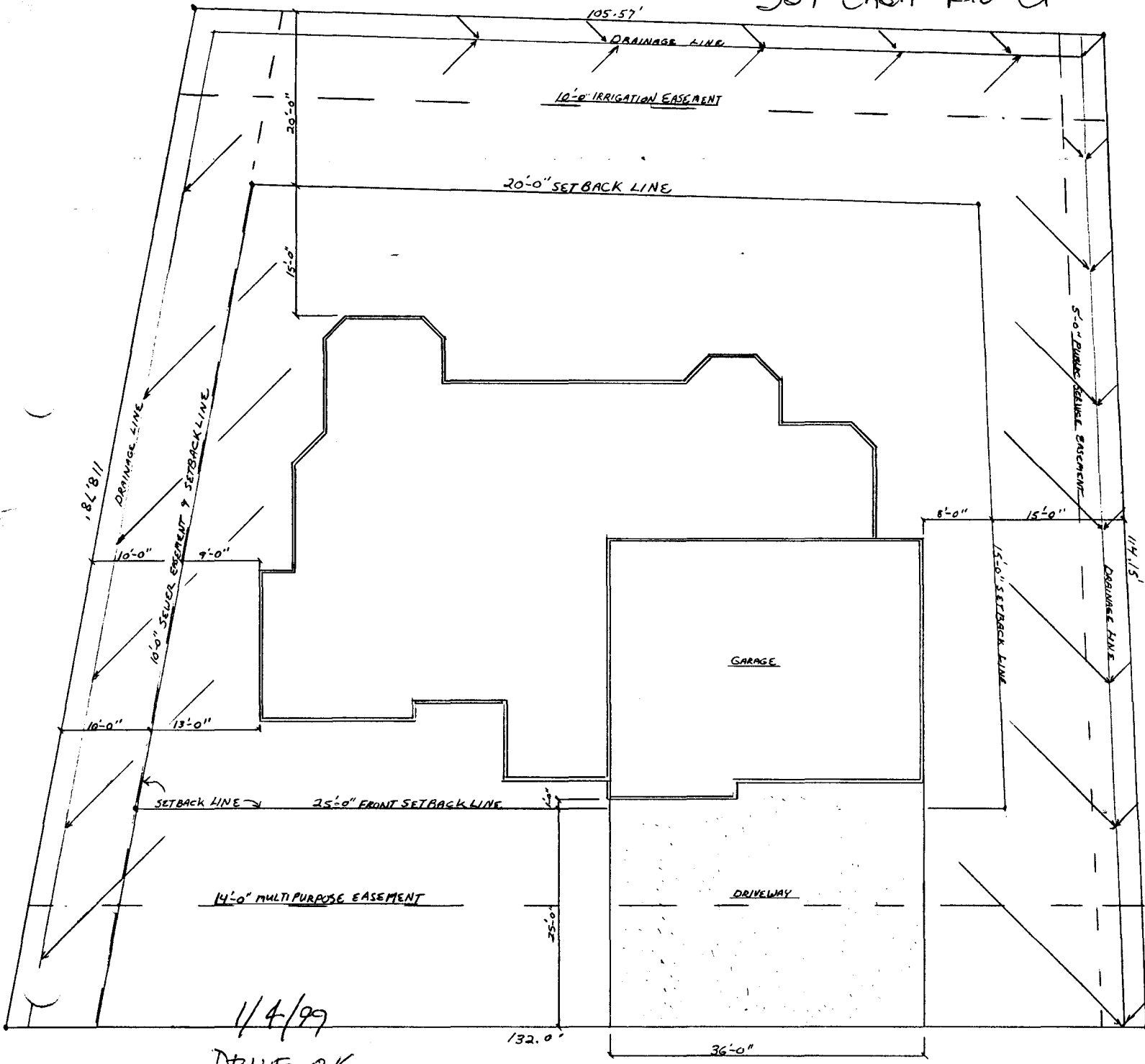
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ashe Oregon 1/5/00*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



559 CASA RIO CT



1/4/99  
 DRIVE O.K.  
*[Signature]*

**SITE PLAN**