

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77784



Your Bridge to a Better Community

BLDG ADDRESS 557 Rio Borde Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1736
TAX SCHEDULE NO. 2945-071-33-007 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 1736
FILING 1 BLK 1 LOT 7 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Jeff Piper NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 2184 Tovar Ct GJ, CO 81503 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 970-254-8213 DESCRIPTION OF WORK & INTENDED USE personal residence
(2) APPLICANT Jeff Piper (Single-family)
(2) ADDRESS same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
(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 PR1.86 Maximum coverage of lot by structures _____
SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater
Side 15 from PL, Rear 25 from PL Parking Req'mt 2
Maximum Height 32' Special Conditions engineered foundation
CENSUS _____ TRAFFIC _____ 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).

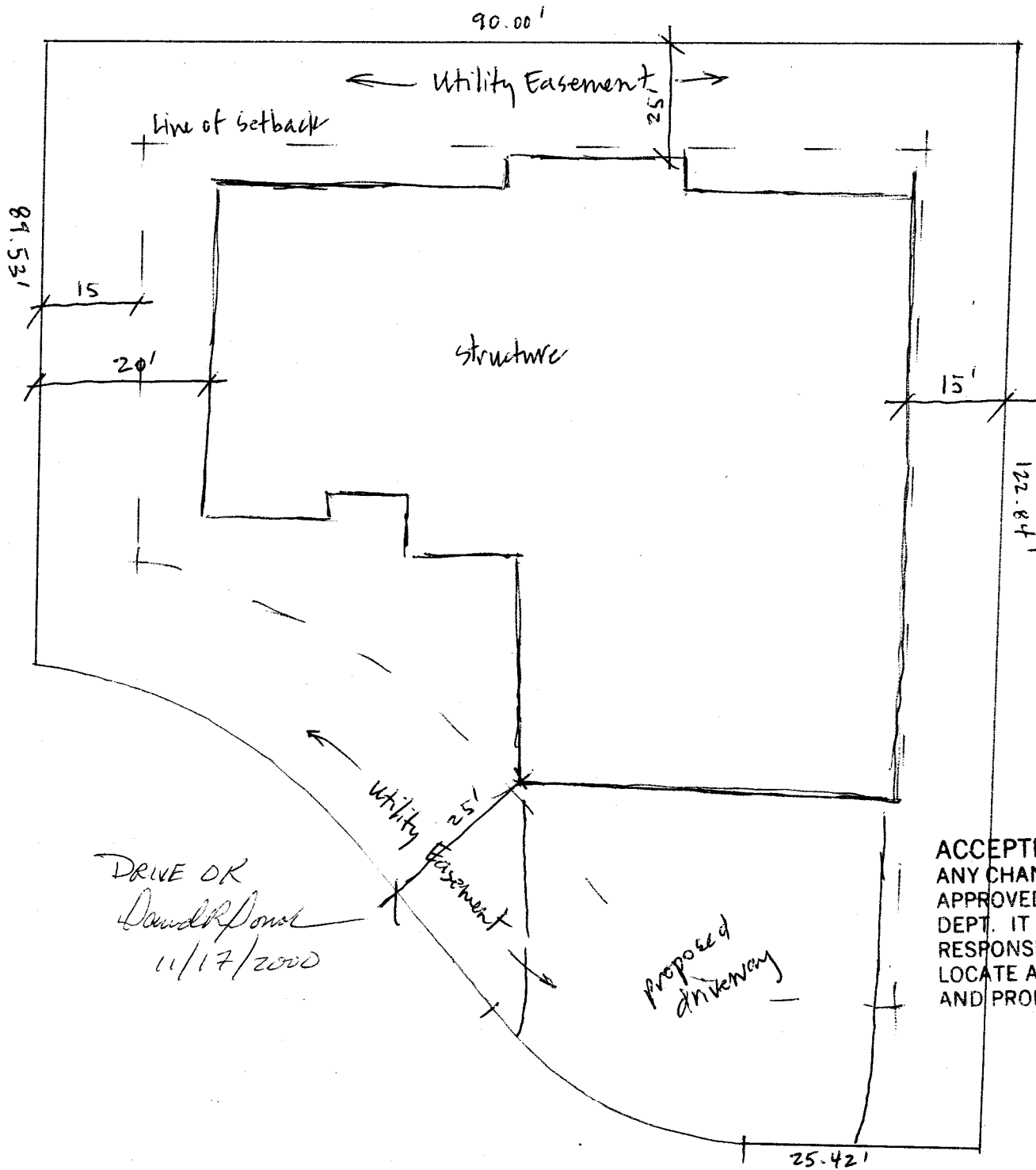
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11/17/2000
Department Approval [Signature] Date 11/20/00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>13564</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-20-00</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)

North
↖



DRIVE OR
David R. Jones
11/17/2000

11-20-00
ACCEPTED *C. Jay Nelson*
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.