

FEE \$ <u>10.00</u>
TCP \$ <u>---</u>
SIF \$ <u>---</u>

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

BLDG PERMIT NO. 74/44



Your Bridge to a Better Community

BLDG ADDRESS 565 1/2 Rio Linda Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 300 s.s.  
 TAX SCHEDULE NO. 2945-071-33-003 SQ. FT. OF EXISTING BLDGS Approx 1860  
 SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 2160 s.s.  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Mike Doccowcelli NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 565 1/2 Rio Linda Ln USE OF EXISTING BUILDINGS Residential  
 (1) TELEPHONE 255-1198 DESCRIPTION OF WORK & INTENDED USE Covering Patio  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 1.84c 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' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions BAIT  
 CENSUS 1402000 TRAFFIC 90 ANNEX# \_\_\_\_\_

**CMC**

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 3/3/00  
 Department Approval [Signature] Date 3/2/00

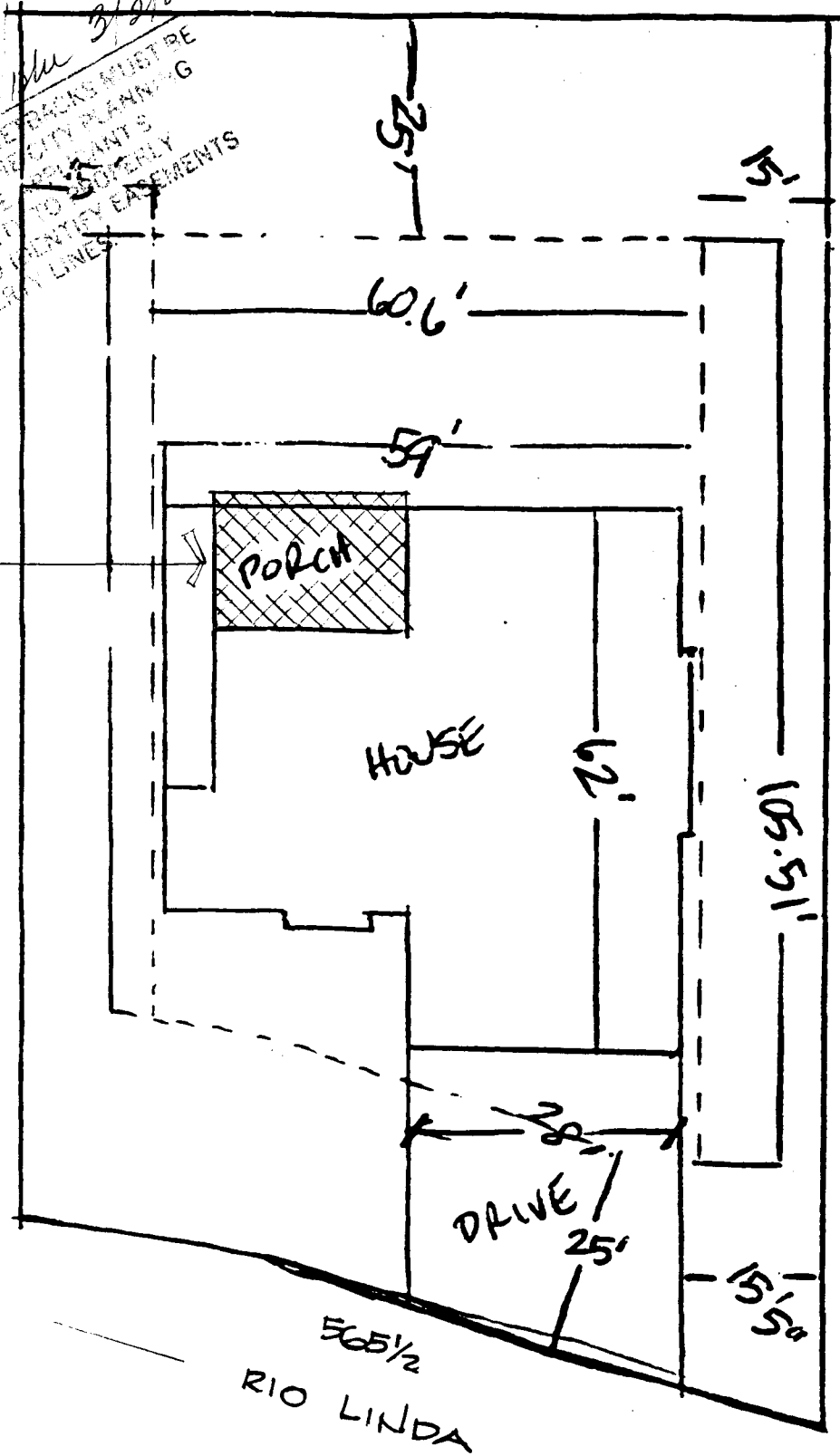
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>		Date <u>2/2/00</u>	

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)

ACCEPTED ✓ *plu 3/2/00*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO CORRECTLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

EXISTING  
 COVERED  
 PORCH AREA  
 TO BE  
 ENCLOSED  
 352 SQ. FT.



BOCCONCELLI ADDITION  
 565 1/2 RIO LINDA, MESA COUNTY, CO.

*12/20/00*  
*2/28/00*