

FEE \$	10.00
TCP \$	0
SIF \$	292.00

~~302.00~~

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80706

AC



Your Bridge to a Better Community

BLDG ADDRESS 560 RIO LINDA SQ. FT. OF PROPOSED BLDGS/ADDITION 1815^{sq}
TAX SCHEDULE NO. 2945-071-34-021 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION VISTA DEL RIO TOTAL SQ. FT. OF EXISTING & PROPOSED 1815^{sq}
FILING 3 BLK — LOT 21 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER MIKE & SHARON BRIDGEMAN NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 478 29 RD # 2 USE OF EXISTING BUILDINGS _____
(1) TELEPHONE 241-3761 DESCRIPTION OF WORK & INTENDED USE NEW HOME
(2) APPLICANT _____ TYPE OF HOME PROPOSED:
(2) ADDRESS Same 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 (PR1.86) PD Maximum coverage of lot by structures bdg envelope
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 20' from PL Parking Req'mt 2
Maximum Height Exhibit A attached Special Conditions File # FPP-95-182
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).

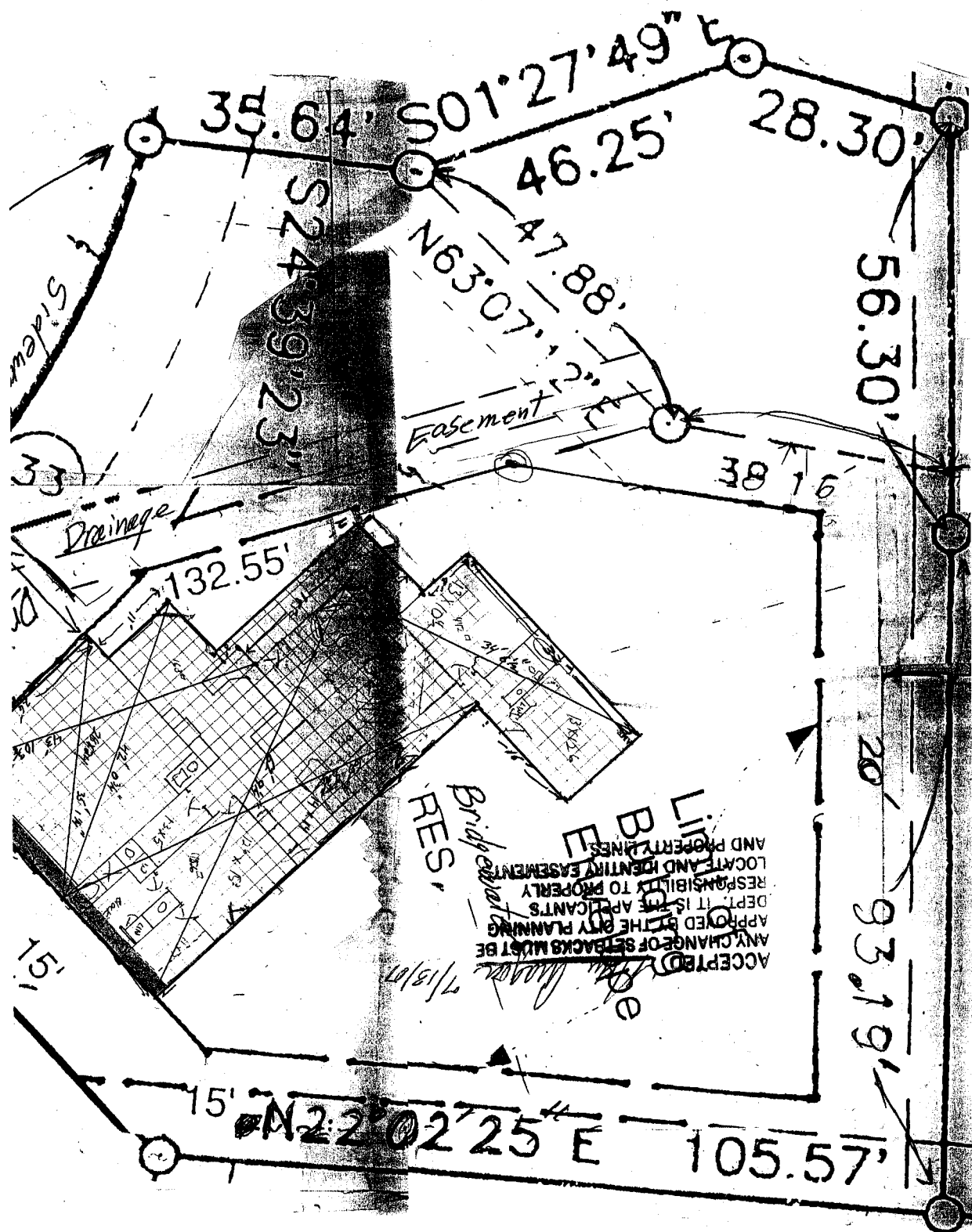
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-25-01
Department Approval [Signature] Date 7/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14122</u>
Utility Accounting	<u>Kate Hart</u>	Date	

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)



35.64' S01°27'49" E
46.25' 28.30'

56.30'

N63°07'12" E
47.88'

Easement

38.16'

Drainage

132.55'

20'

93.19'

Bridgeway
RES

ACCEPTED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

15' N22°02'25" E 105.57'

Side

S24°39'23" E

30'

15'

15'

7/13/07

LOT 21
DISTA DEL RIO Sub. Filing Three

Mike + Sharon Bridgewater
241-3761

Called 6/28/01
being in P.I.C.I.
for approval

Because of Building Envelope, we
would request the driveway curbs be
moved to the right of the down curbs
instead of the left.

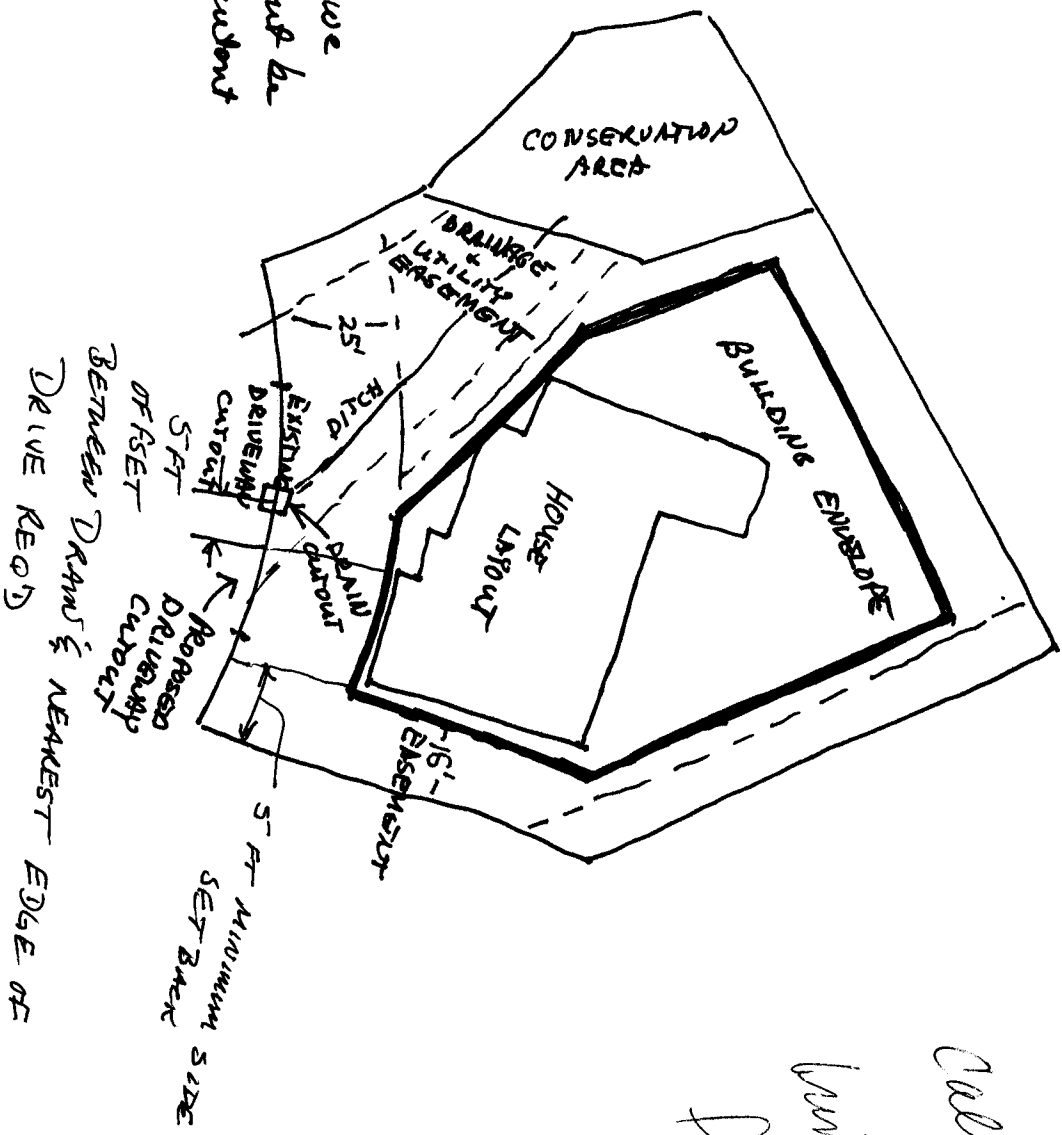


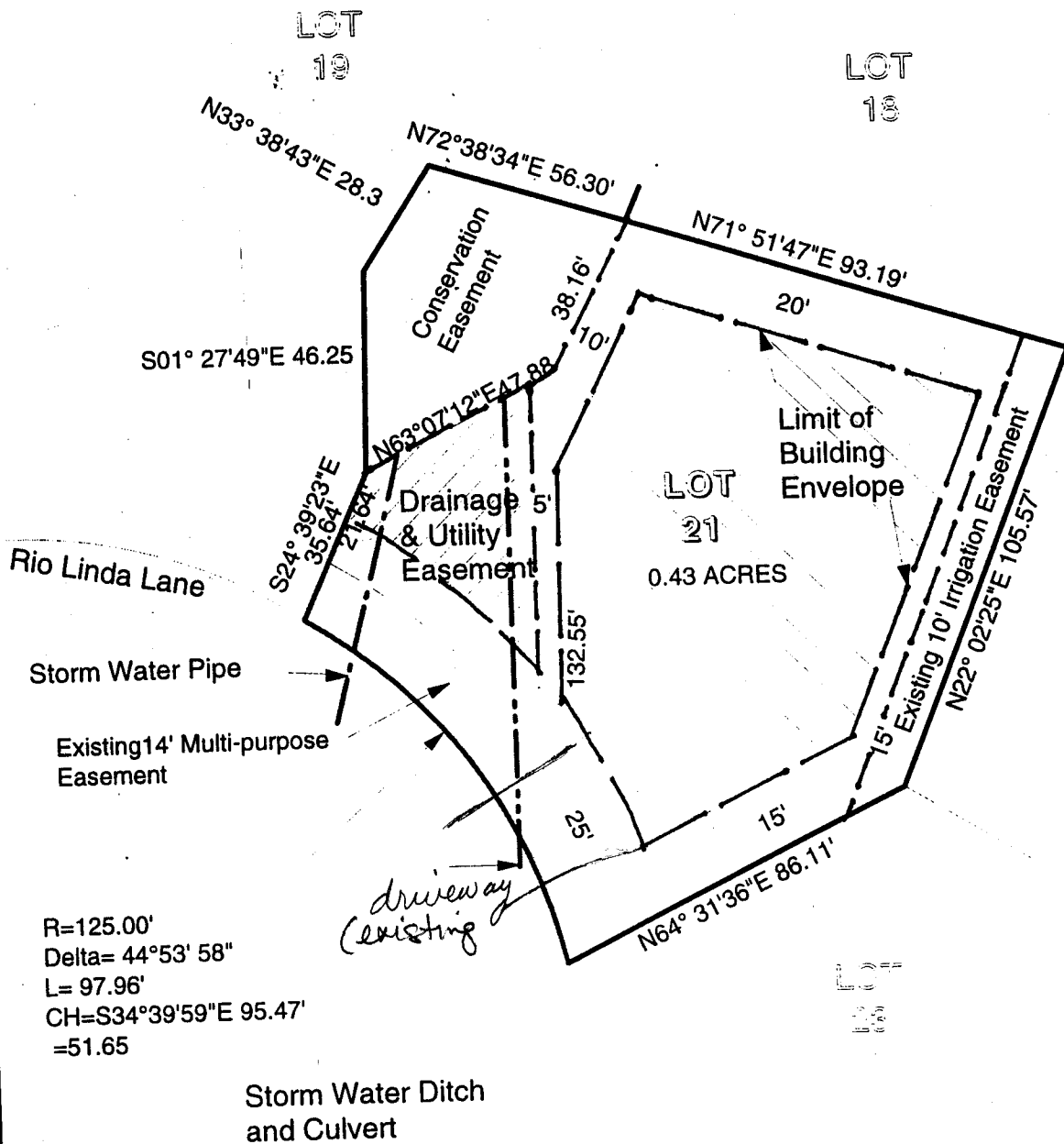
EXHIBIT - A

Additional Drainage Easement Dedication
Lot 21, VISTA DEL RIO Subdivision Filing Three
Grand Junction, CO

560 Rio Linda Ln

SCALE:

1"=40'



LOT 19

LOT 18

LOT 21
0.43 ACRES

R=125.00'
Delta= 44°53' 58"
L= 97.96'
CH=S34°39'59"E 95.47'
=51.65

Storm Water Ditch
and Culvert