


FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. Will not require a permit #



Your Bridge to a Better Community

BLDG ADDRESS 564 RIO LINDA LN. SQ. FT. OF PROPOSED BLDGS/ADDITION 96

TAX SCHEDULE NO. 2945-071-34-020 SQ. FT. OF EXISTING BLDGS 2258

SUBDIVISION VISTA Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 2354

FILING 3 BLK — LOT 20

(1) OWNER Tim Smith NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) ADDRESS 564 RIO LINDA LN NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) TELEPHONE 970-254-0955 USE OF EXISTING BUILDINGS Storage Shed

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE Storage

(2) ADDRESS _____ TYPE OF HOME PROPOSED:
_____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
 Other (please specify) Shed

(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 N/A from property line (PL) Permanent Foundation Required: YES _____ NO

or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 10' from PL Parking Req'mt —

Maximum Height — Special Conditions _____

Accessory — 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).

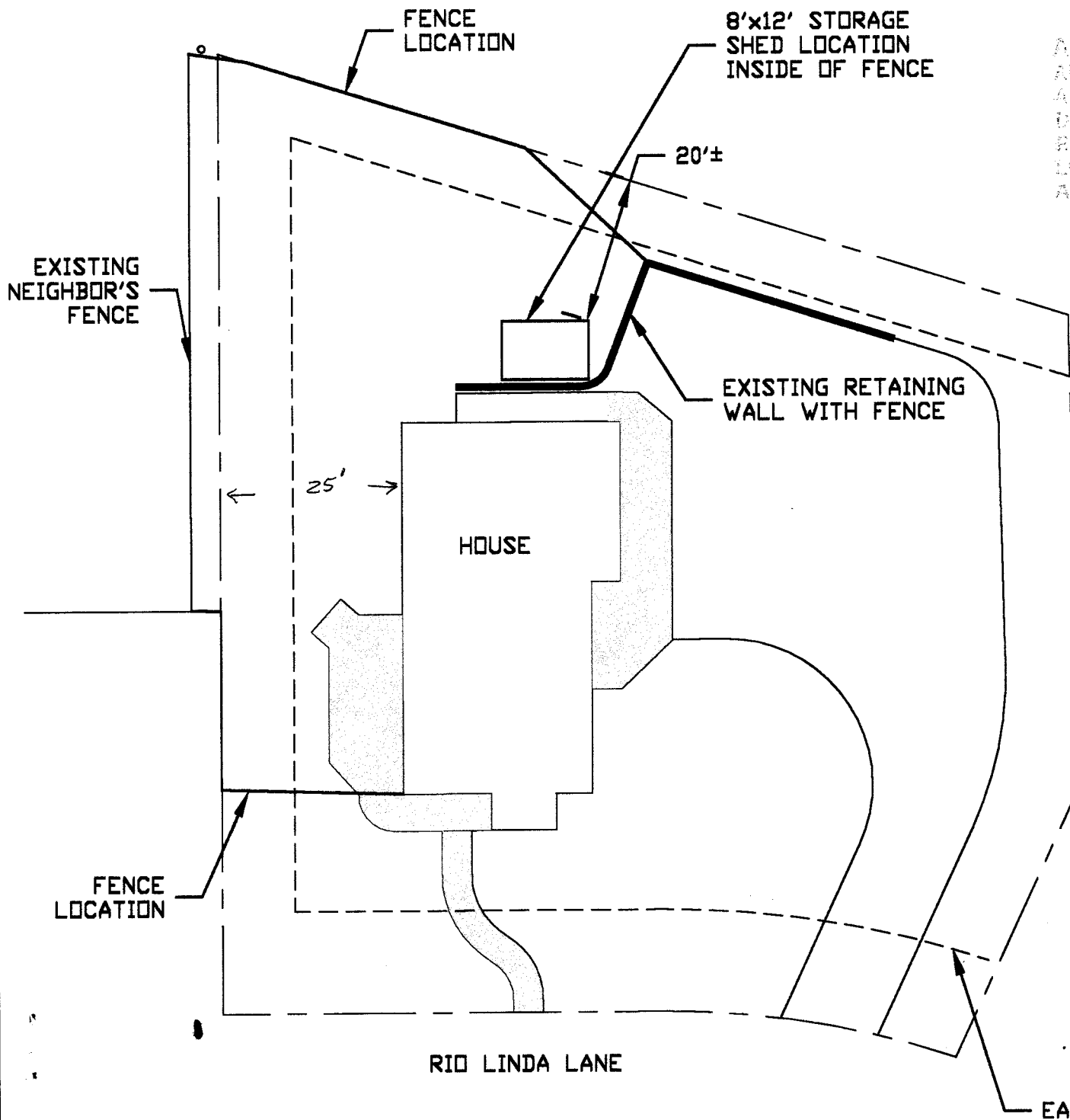
Applicant Signature Timothy W. Smith Date 3/16/01

Department Approval Ronnie Edwards Date 3-16-01

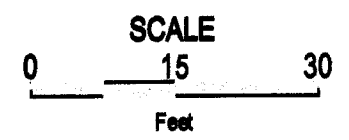
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/16/01</u>

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 *Ronnie* 3/16/01
 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.



RIO LINDA LANE

EASEMENT LINE