

FEE \$	70.00
TCP \$	—
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 78767

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2286 VISTA RIO CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1926

TAX SCHEDULE NO. 2945-071-34-014 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION VISTA DEL RIO TOTAL SQ. FT. OF EXISTING & PROPOSED 1926

FILING _____ BLK _____ LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER DEAN TALBOT NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2943B N. PALACE CIR. USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-1850 DESCRIPTION OF WORK & INTENDED USE DWELLING

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

(2) ADDRESS _____
 (2) TELEPHONE 201-5290 (Cell Phone)

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt _____

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 Dean A. Talbot Date 2-22-01

Department Approval C. Jaye Johnson Date 2-23-01

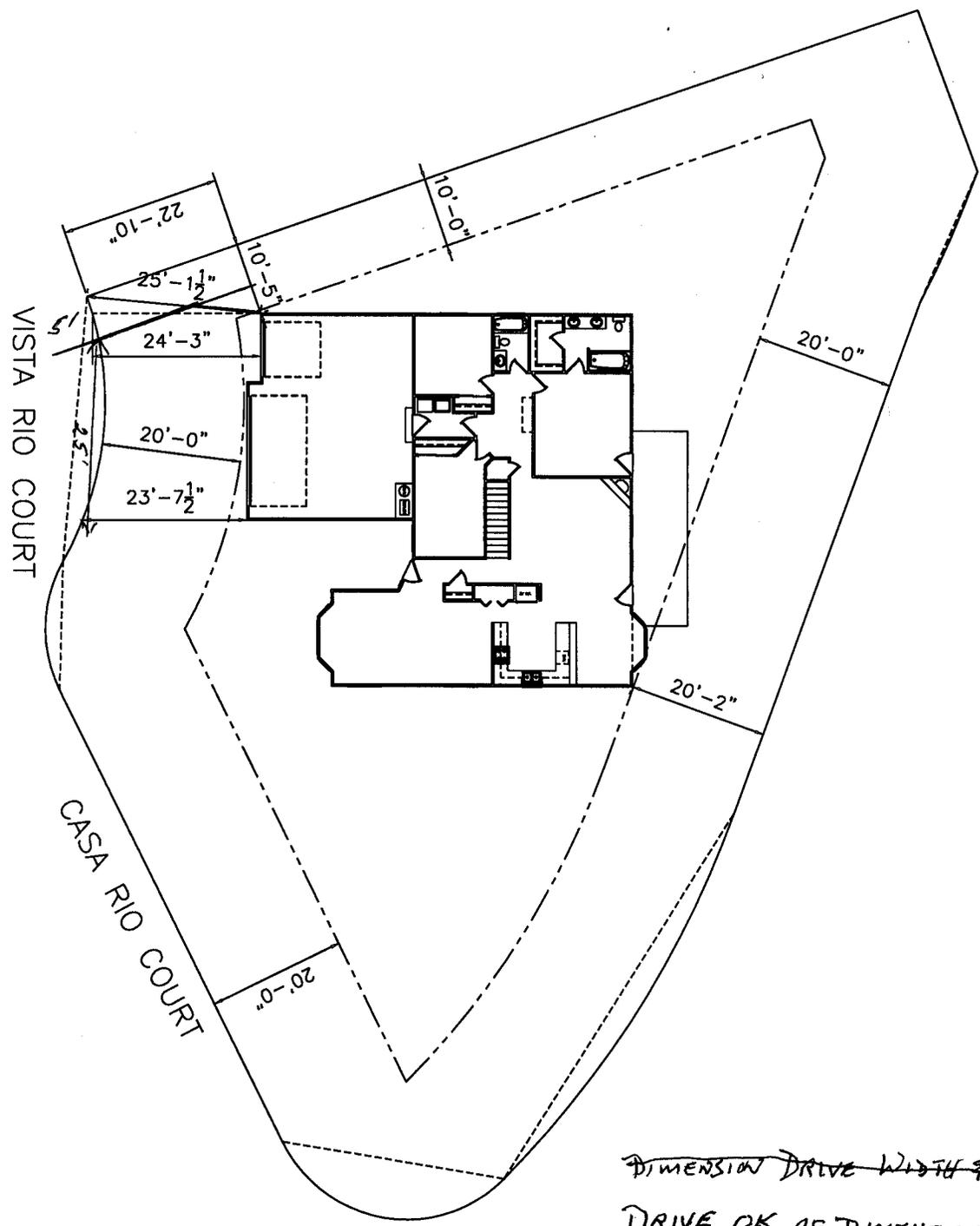
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13755</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/23/01</u>		

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)

NOTICE
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS FROM TO CONSTRUCTION.

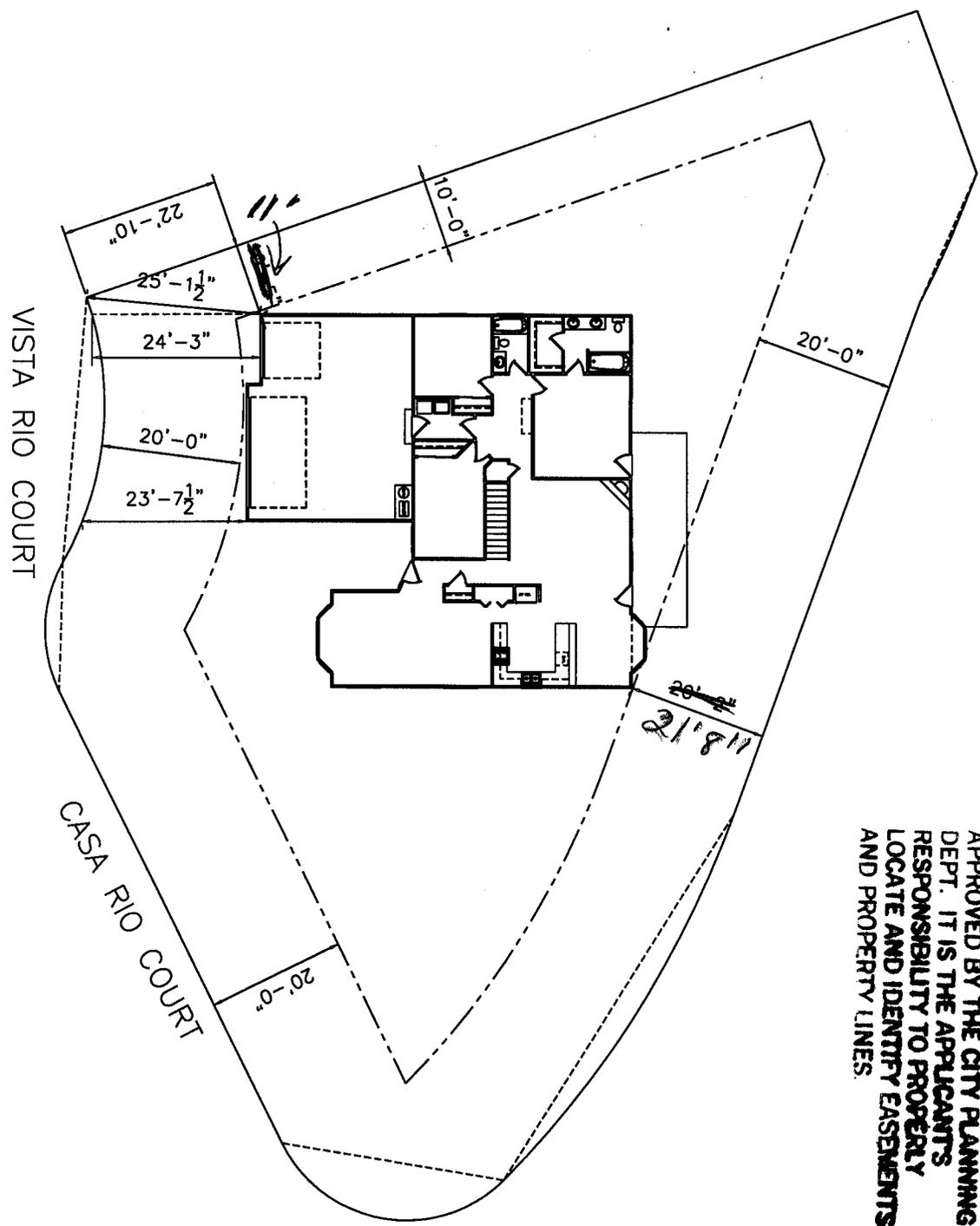
2/23/01
Faye Wilson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)
LOT PLAN

~~DIMENSION DRIVE WIDTH & OFFSET~~
DRIVE OK AS DIMENSIONED
D.R.D.
2/23/01

NOTICE: I, THE APPLICANT, AM RESPONSIBLE FOR THE BALANCE OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.



ACCEPTED
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.

Perennial
7/23/01
Cheryl Johnson

PLLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

VISTA RIO COURT

CASA RIO COURT