

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 84767



Your Bridge to a Better Community

BLDG ADDRESS 570 Casa Rio Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2089 living 415 garage

TAX SCHEDULE NO. 2945-071-34-010 SQ. FT. OF EXISTING BLDGS None

SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 2089 living 415 garage

FILING # 3 BLK \_\_\_\_\_ LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Margaret S. Dorse NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 515  
Queeny, CO 81427

(1) TELEPHONE 970-325-0470 USE OF EXISTING BUILDINGS NA

(2) APPLICANT Same as above DESCRIPTION OF WORK & INTENDED USE New Home

(2) ADDRESS \_\_\_\_\_ 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 PD 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 20' from PL Parking Req'mt THIS FC MUST BE ACCOMPANIED

Maximum Height \_\_\_\_\_ Special Conditions BY GEOTECH RPT & PLANNING COMM  
DECISION FPA -2600-065 DMP

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 Margaret S. Dorse Date 4-16-02

Department Approval C. Taylor Johnson Date 5/29/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14964</u>
Utility Accounting	<u>D. Kanover</u>	Date	<u>5-29-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

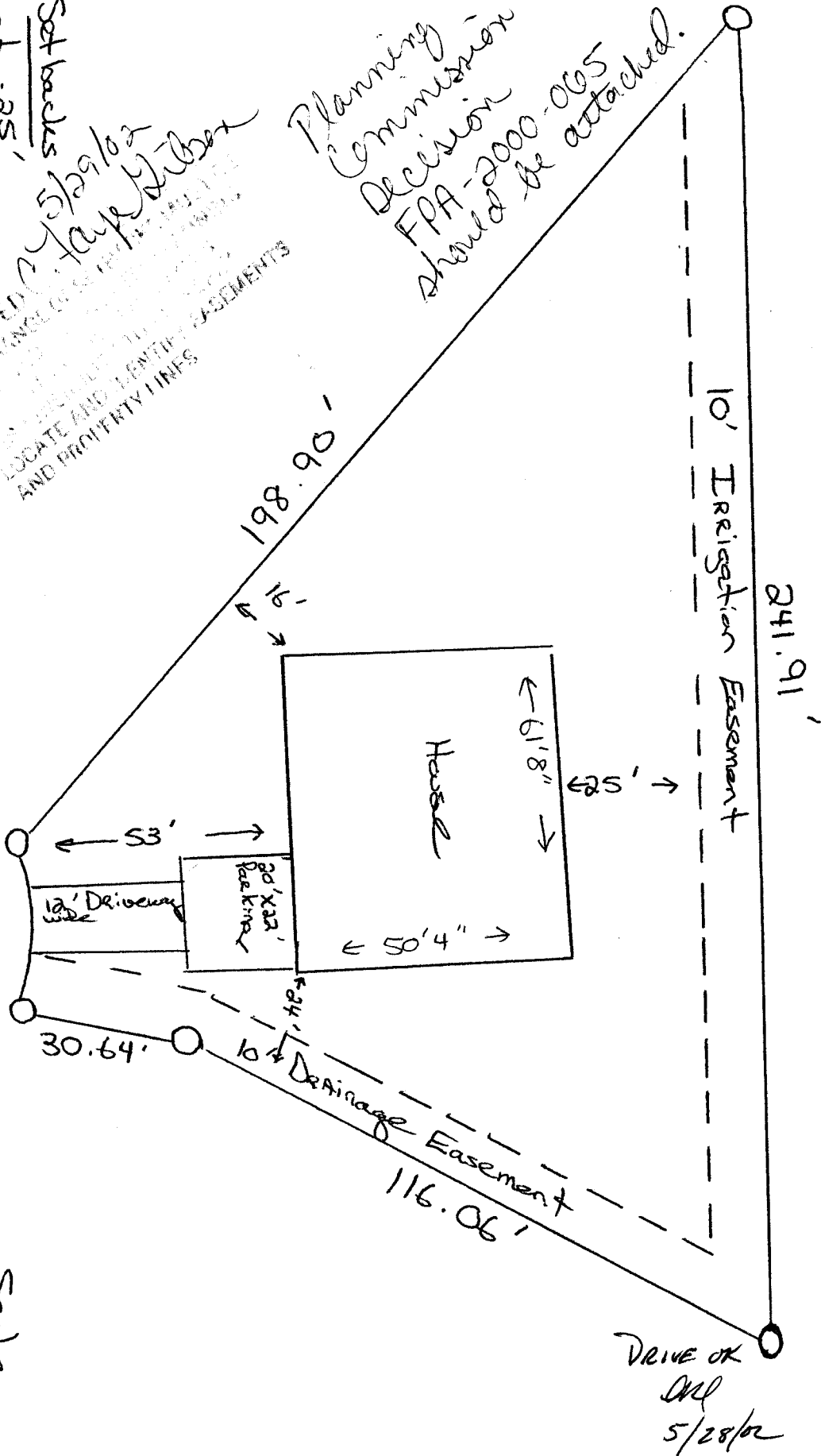
Front .25'  
Sides 15'

Setbacks

5/29/02  
5/26/05  
Haye Wilson

ACCEPTED FOR RECORD  
PLANNING COMMISSION  
DATE AND LOCATION OF EASEMENTS  
AND PROPERTY LINES

Planning  
Commission  
Decision  
FPA 2000-005  
should be attached.

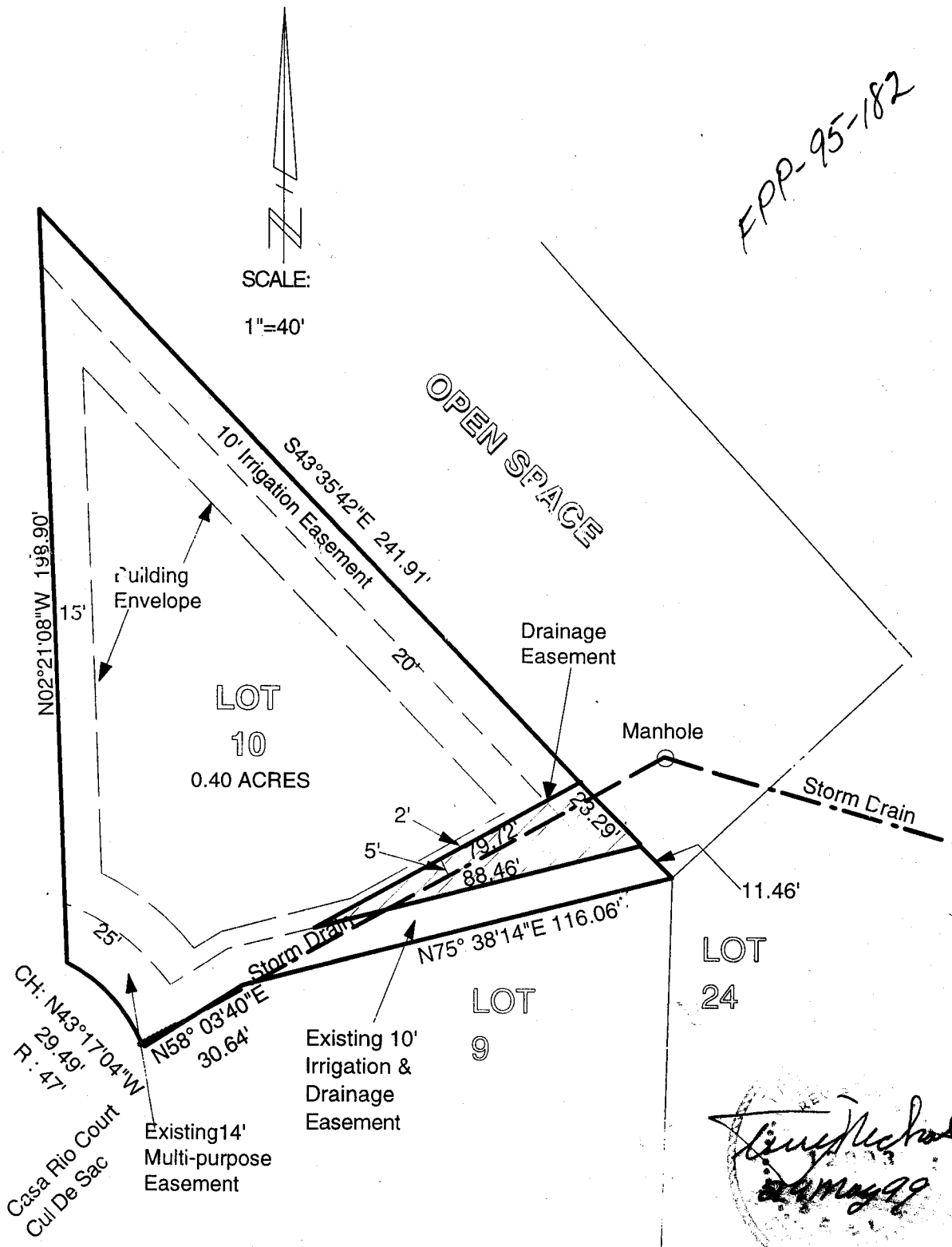


Scale  
1" = Approx. 30'



EXHIBIT - A  
 Drainage Easement Dedication  
 Lot 10, Vista Del Rio Subdivision Filing Three  
 Grand Junction, CO

*FPP-95-182*



Prepared by Nichols Associates, Inc. 8 Jan 1998

*[Handwritten Signature]*  
 22 May 99