

| | |
|--------|-------------------|
| FEE \$ | 10.00 |
| TCP \$ | |
| SIF \$ | 200.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 83429



Your Bridge to a Better Community

BLDG ADDRESS 562 Rio Linda Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION 576

TAX SCHEDULE NO. 2945-071-34-019 SQ. FT. OF EXISTING BLDGS 2270 sq ft.

SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 2796 sq

FILING 3 BLK _____ LOT 19

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER Les + Michelle Szabo

(1) ADDRESS 562 Rio Linda Ln. USE OF EXISTING BUILDINGS Residence *existing garage converting into Living Room.*

(1) TELEPHONE (970) 263-4067 DESCRIPTION OF WORK & INTENDED USE Garage *Building Detached 2 1/2 car*

(2) APPLICANT Les + Michelle Szabo

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

(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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Permanent Foundation Required: YES NO _____

Parking Req't 2

Special Conditions _____

Maximum Height _____

CENSUS 1402 TRAFFIC 90 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 Michelle D. Szabo Date 3-1-02

Department Approval Gaylen Henderson Date 3-1-02

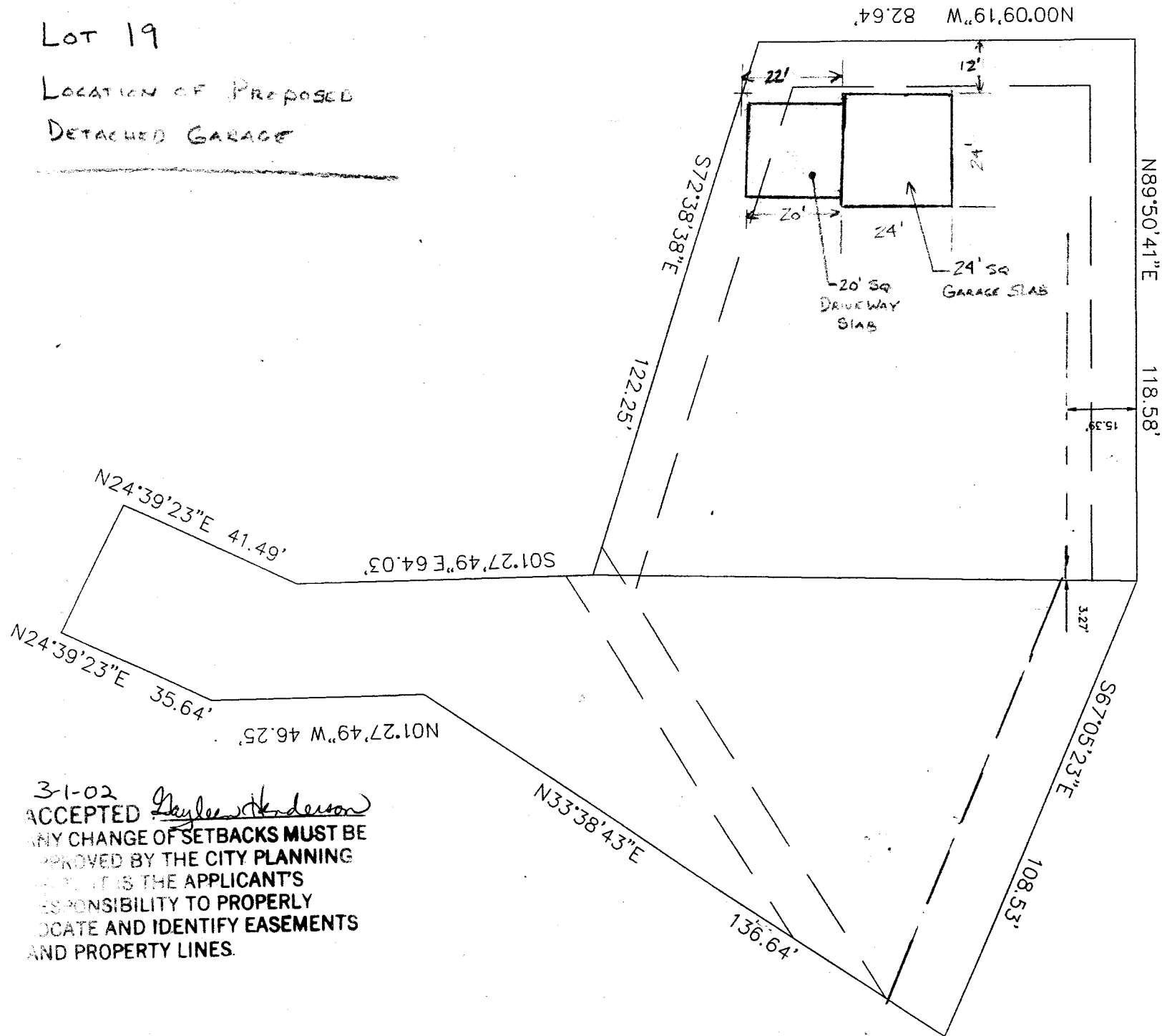
| | | | |
|--|-------------------|--|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting | <u>P. Bensley</u> | | Date <u>3/1/02</u> |

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)

LOT 19

LOCATION OF PROPOSED
DETACHED GARAGE



3-1-02
 ACCEPTED *Gayle Anderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

⊕ = JUNIPER GROUND COVER

⊗ = ELM, ASPEN & PINE TREES

xxx = WOOD CHIPS

||||| = GRASS

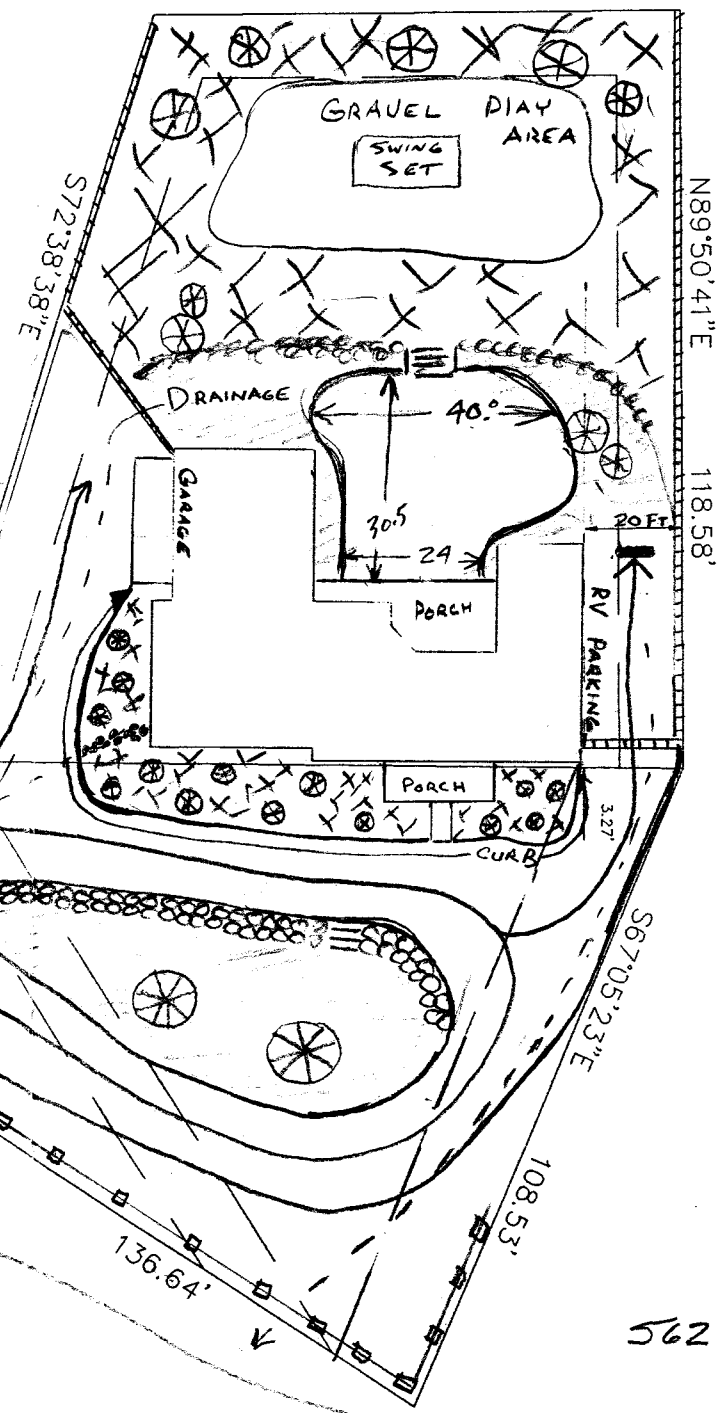
⊖ = ROCK RETAINING WALL

□ = SPLIT RAIL FENCE

▤ = WOOD PRIVACY FENCE

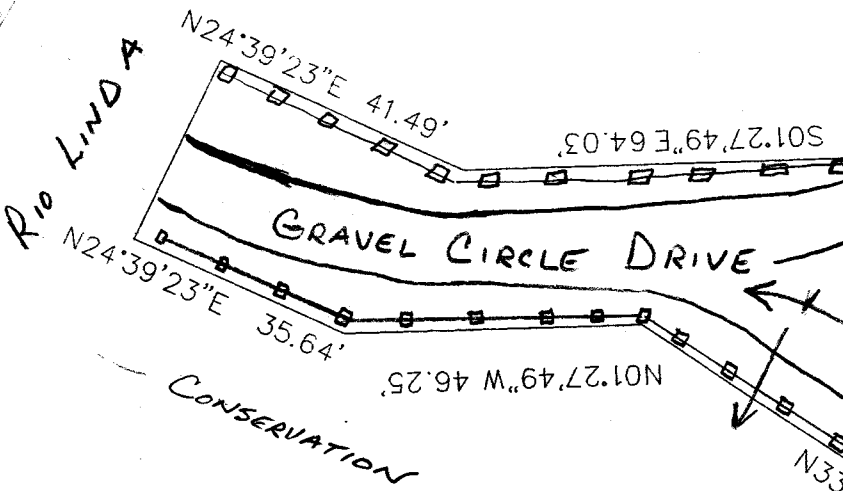
- - - DRAINAGE

N00°09'19"W 82.64'



65 FT

BORDER LOT 16



3-1-02
 ACCEPTED Gayle Henderson
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 AND PROPERTY LINES.

562 RIO LINDA LN.