

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 89405



Your Bridge to a Better Community

BLDG ADDRESS 546 EL RIO CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1,440

TAX SCHEDULE NO. 2945-074-23-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION EL RIO VILLAGES TOTAL SQ. FT. OF EXISTING & PROPOSED 1,440

FILING _____ BLK _____ LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2896 JEAN LN USE OF EXISTING BUILDINGS HOME

(1) TELEPHONE 254-8930 DESCRIPTION OF WORK & INTENDED USE New Home

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

(2) ADDRESS 1255 21 RD

(2) TELEPHONE 858-9091

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 15' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 5/8/03

Department Approval [Signature] Date 5/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>6035</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/8/03</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)

N 89°57'0" W 128.5'

10'-0"

S 0°3'0" W 45.00'

20'-0"

24'

546 EL RIO CT

NEW HOME

LOT 5
EL RIO COURT

15'-0"

N 0°3'0" E 89.31'



S 56°59'30" E

10'-0"

S 89°57'0" E 64.67'

DISTINCTIVE DESIGN

(970) 258-3091 (970) 260-9611

S 43°43'51" E 48.22'

N 46°16'8" E 22.8'

EL RIO COURT
PRIVATE ROAD

all
in
5/1/03

5/8/03
C. Taylor Gibson
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.