

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | None   |
| SIF \$ | 292.00 |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88595



For Report see

File MSC-2003-087  
 Finished / unfinished

BLDG ADDRESS 2287 Vista Rio Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1700/1000

TAX SCHEDULE NO. 2945-071-34016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 1700

FILING 3 BLK \_\_\_\_\_ LOT 16 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

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

(1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 260-7867 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT Bemis & Harrell TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS P.O. Box 3648

(2) TELEPHONE Stuen 241-9764

**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 X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions Please see attached letter

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).

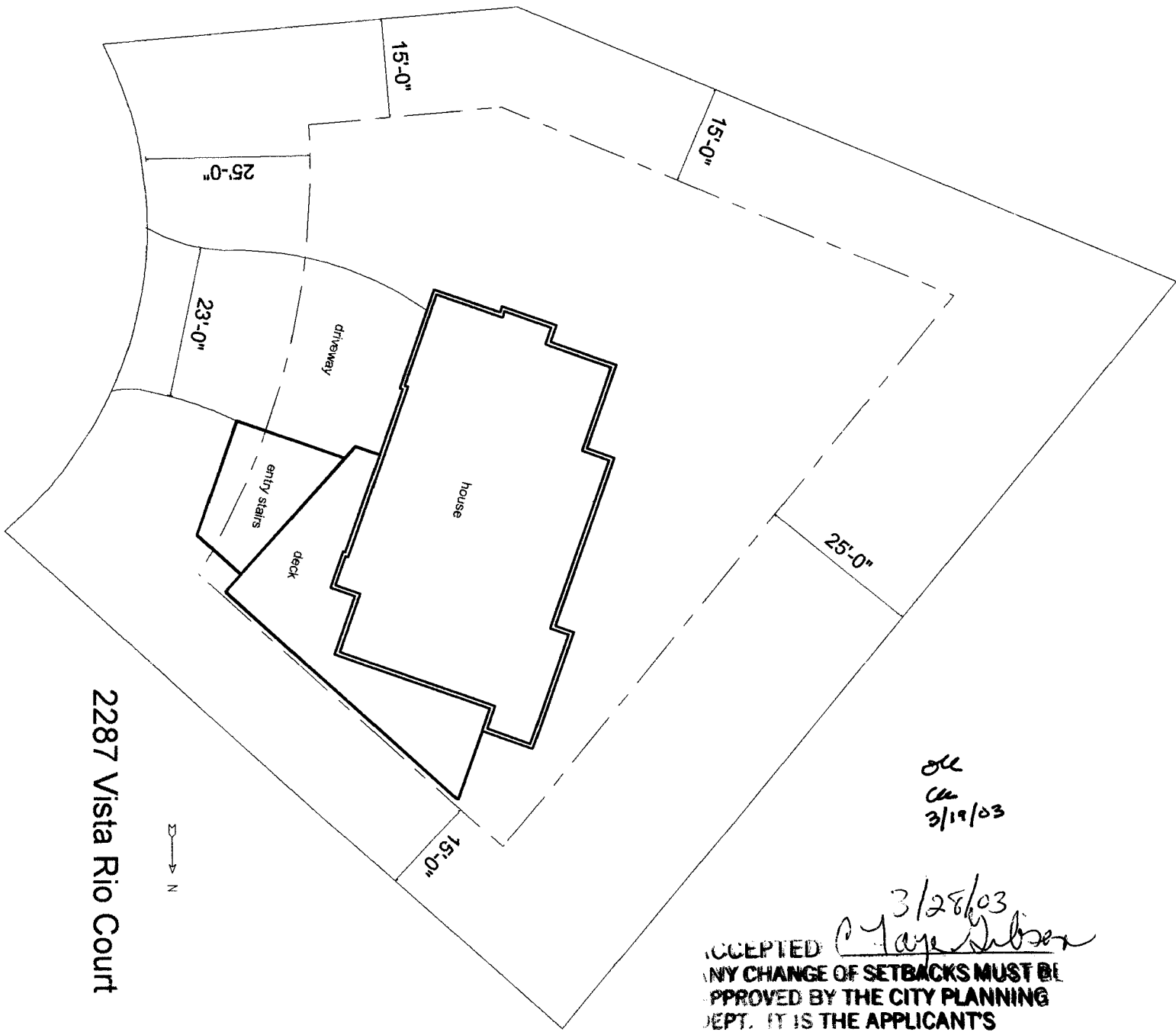
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Steve by Super Date 3/19/03

Department Approval Cheryl Johnson Date 3/28/03

|  |                     |    |                      |
|--|---------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>X</u>        | NO | W/O No. <u>15869</u> |
| Utility Accounting                                     | Date <u>3/28/03</u> |    |                      |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



2287 Vista Rio Court

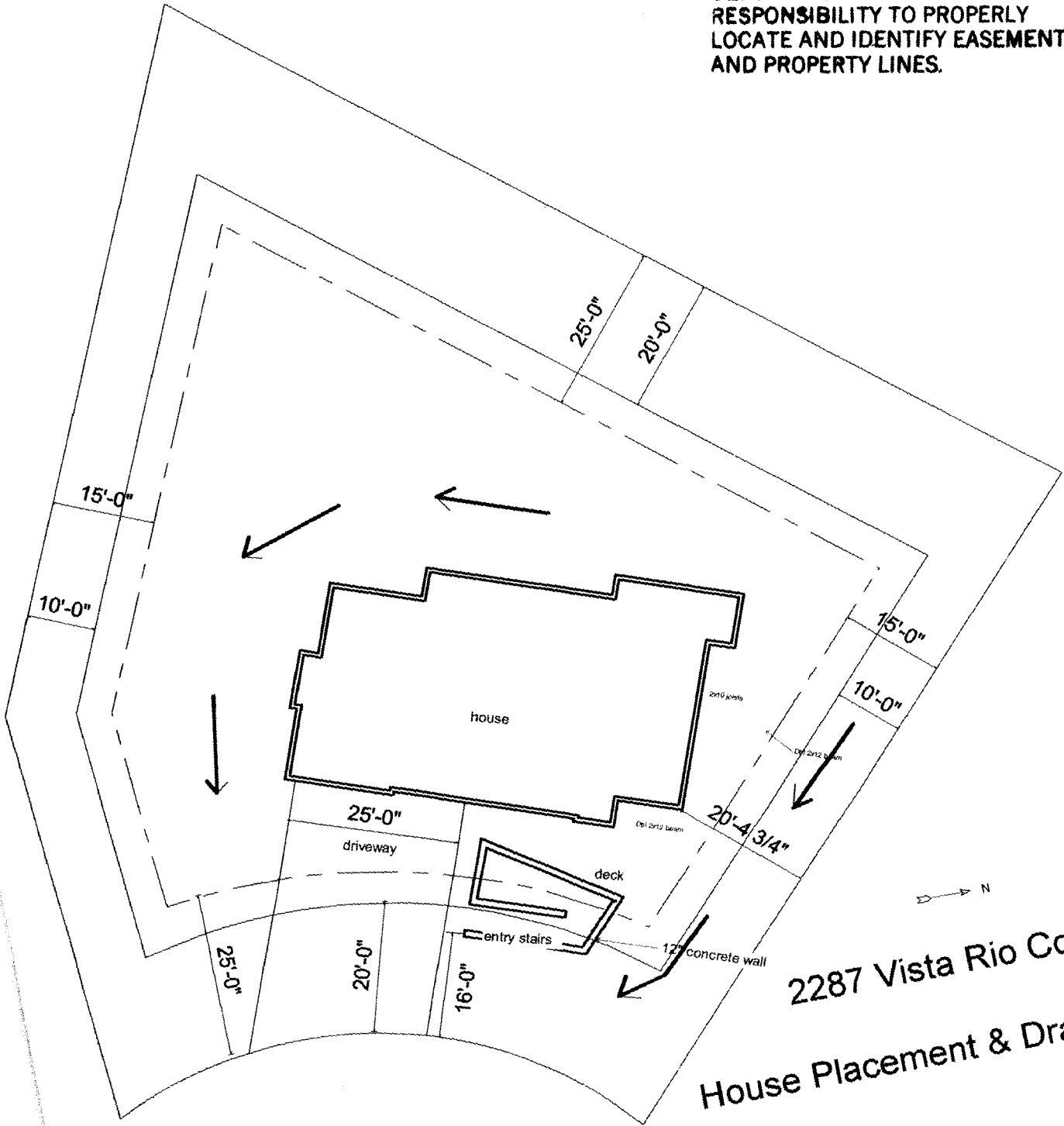


OK  
OK  
3/12/03

ACCEPTED *3/28/03*  
*C. Jay Gibson*  
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.

Revised  
5/30/03

ACCEPTED *Clare Olson*  
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.



2287 Vista Rio Court  
House Placement & Drainage Plan