

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 548 El Rio Ct  
 Parcel No. 2945-074-23-007  
 Subdivision El Rio Villas  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 7

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jerry L Mock  
 Address 548 El Rio Ct.  
 City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): enclose existing deck

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Jane  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 254-8910

NOTES: \_\_\_\_\_

MAY 14 2004  
 DATA  
 TB

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25' / 20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>10'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 Jerry L Mock Date \_\_\_\_\_  
 Department Approval C. Faye Hall Date 5/14/04

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting A. Bensley Date 5/14/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**EL RIO DRIVE**

A=31.42  
 R=20.00  
 D=90°00'00"  
 B=N45°03'00"E  
 C=28.28  
 T=20.00



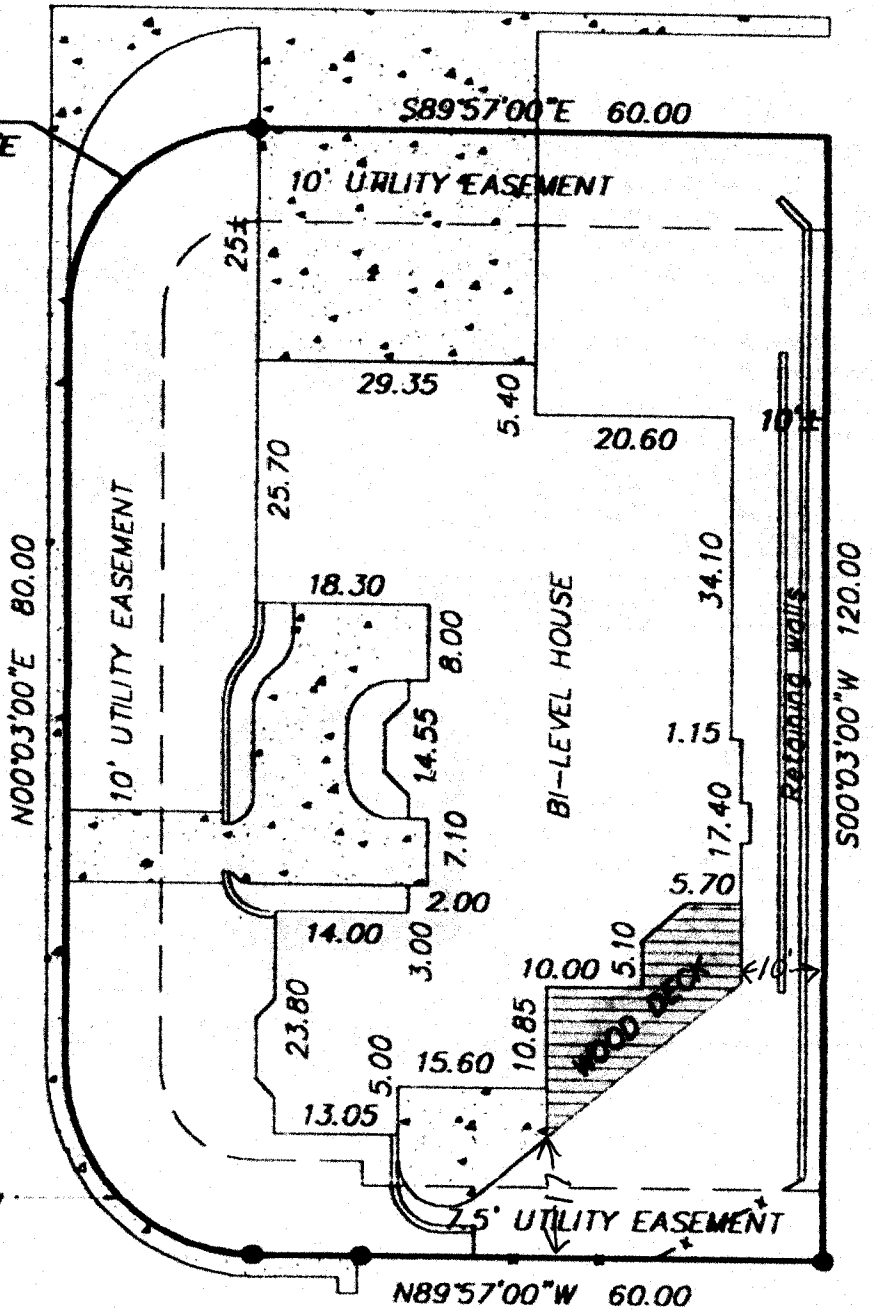
**EL RIO COURT**

**DESCRIPTION:**  
 LOT 7,  
 EL RIO VILLAS SUBDIVISION

**FIRST AMERICAN TITLE:**  
 00142093

**TAX SCHEDULE:**  
 2945-074-23-007

A=31.42  
 R=20.00  
 D=90°00'00"  
 B=N44°57'00"W  
 C=28.28  
 T=20.00



● FOUND SURVEY MONUMENTS

ACCEPTED *5/14/04*  
*C. Faye Hale*  
 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.