

FEE \$	10
TCP \$	
SIF \$	

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

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

*pl*

100557-57127

Building Address 422 Rio Vista Dr No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Parcel No. 2945-174-00-108 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2884 336<sup>sq</sup>  
 Height of Proposed Structure 10'

*OK PD 11/16/07*

**OWNER INFORMATION:**

Name MERRILL Cloud  
 Address 422 Rio Vista  
 City / State / Zip Budget Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Storage Building  
Storage Only

**APPLICANT INFORMATION:**

Name Samuel  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-254-8248

NOTES: NO NTR / SWR Change

**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 - using R-5 (not in sub) Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 7/3 from PL Rear 25/5 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35 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 Merrill Cloud Date 11-16-07  
 Department Approval Paul Hernandez Date 11-16-07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No SWR / NTR Change
Utility Accounting	<u>[Signature]</u>		Date <u>11/16/07</u>

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

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

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



Your Bridge to a Better Community

BLDG ADDRESS 422 Rio Vista Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 3530 Sq Ft  
 TAX SCHEDULE NO. 2945-174-00-108 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 3530 Sq Ft  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER MERRILL & ROSIE CLOUD  
 (1) ADDRESS 2988 Pinyon Ave. USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970-254-8248 DESCRIPTION OF WORK & INTENDED USE Single Family House  
 (2) APPLICANT Dorsey Custom Homes TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 40483 G.J. 8124  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970-986-1783 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 Using RMF-5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' sub from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 \_\_\_\_\_ CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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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 4-18-04  
 Department Approval [Signature] Date 4/29/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>4-29-04</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)

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.

4/29/04  
 C. J. ...  
 Home

275  
 222  
 153  
 ---  
 26  
 46  
 128

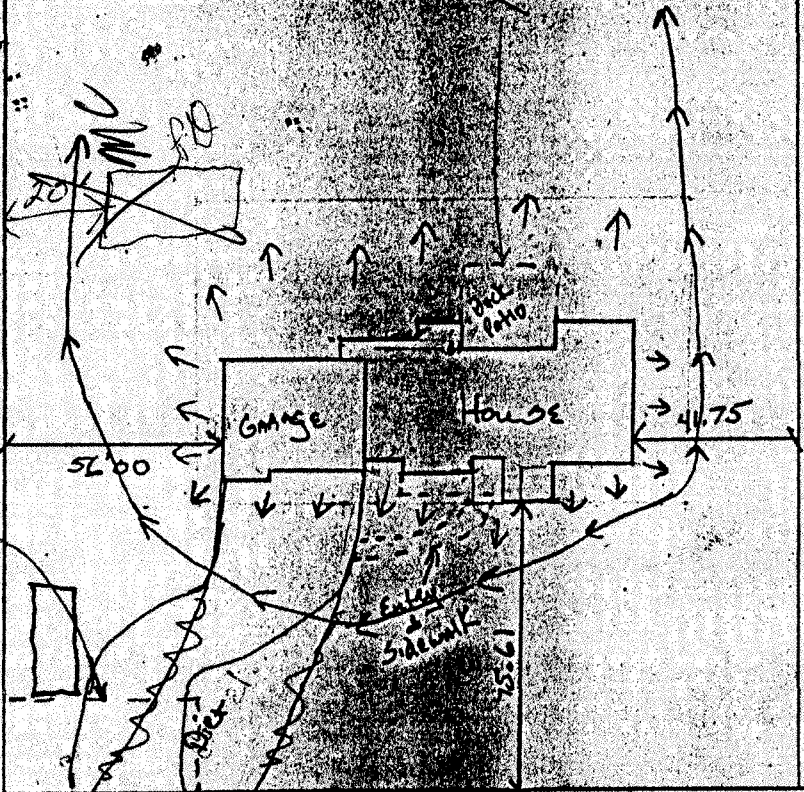
50' X 25' INGRESS/EGRESS EASEMENT

390.34

Paul ...

PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

275.00



Drainage in Direction of ARROWS

Water OK PD

Done OK  
 Rick ...  
 4-29-04

12 MIN

198.00  
 Front

Owner: Merrill & Rose Cloud  
 422 Rio Vista Dr  
 ... Co - 81503

Builder: Dorsey Custom Homes & Framing