

FEE \$	10 ⁰⁰
TCP \$	
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 560 Rio Linda Ln
 Parcel No. 2945-071-34-021
 Subdivision Vista Del Rio
 Filing 3 Block _____ Lot 21

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1831 Sq. Ft. Proposed 620
 Sq. Ft. of Lot / Parcel 4/10 Ac ± : 18,731 #
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4235 #
 Height of Proposed Structure 13' 6"

OWNER INFORMATION:

Name Michael L. Bridgewater
 Address 560 Rio Linda Ln
 City / State / Zip Grand Jet. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Michael L. Bridgewater
 Address 560 Rio Linda Ln
 City / State / Zip Grand Jet. Co. 81503
 Telephone 970-241-3761

***TYPE OF HOME PROPOSED:**
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures <u>35</u>
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

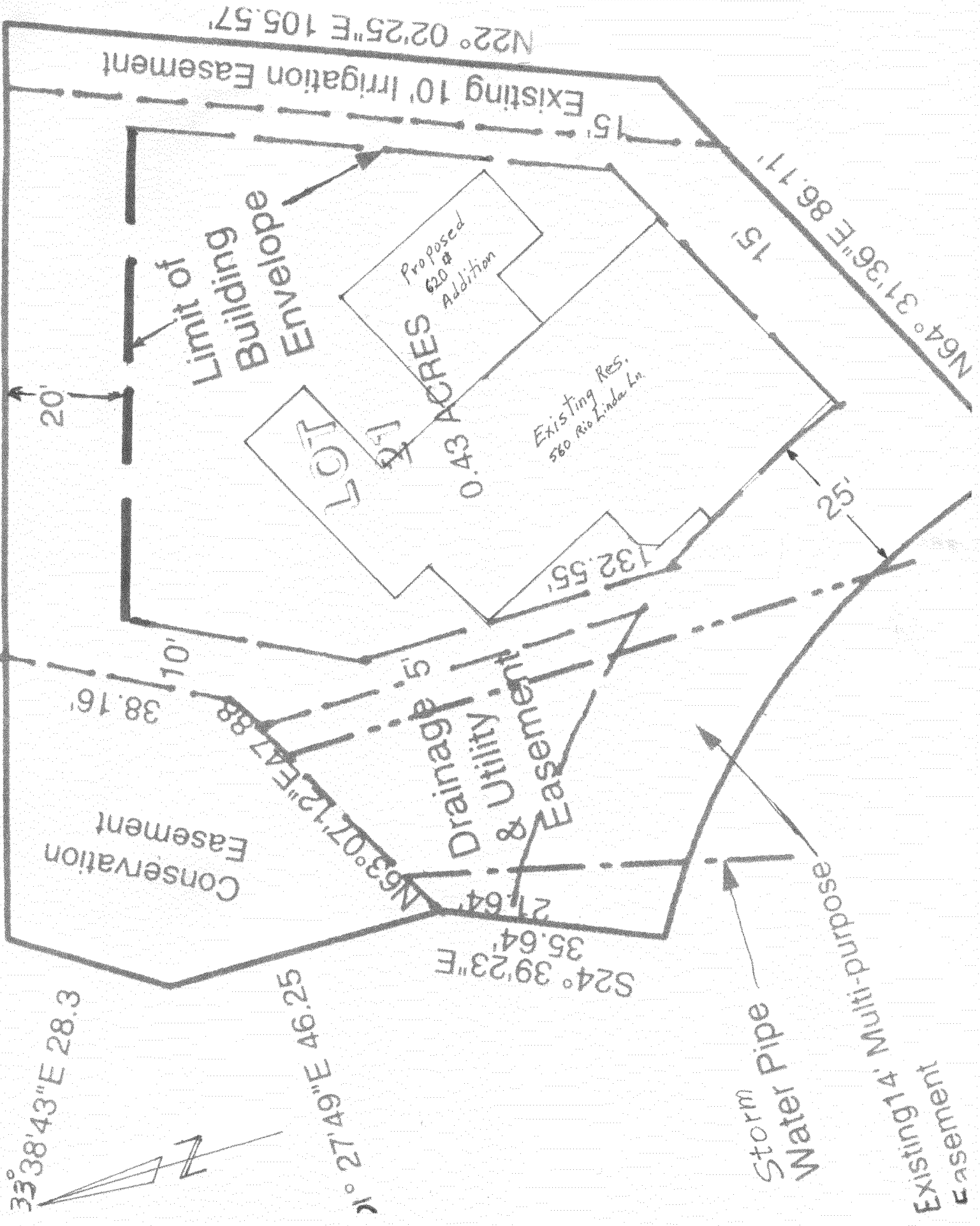
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Michael L. Bridgewater Date 2/29/08
 Department Approval Wendy Quire Date 2/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Bensley</u>	Date <u>3/3/08</u>		

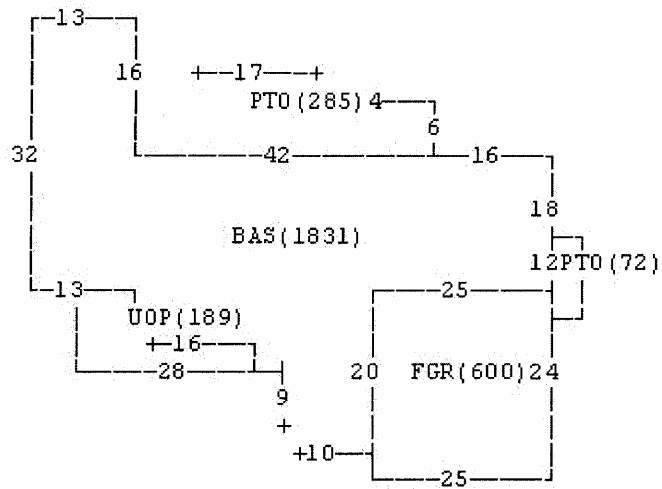
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)





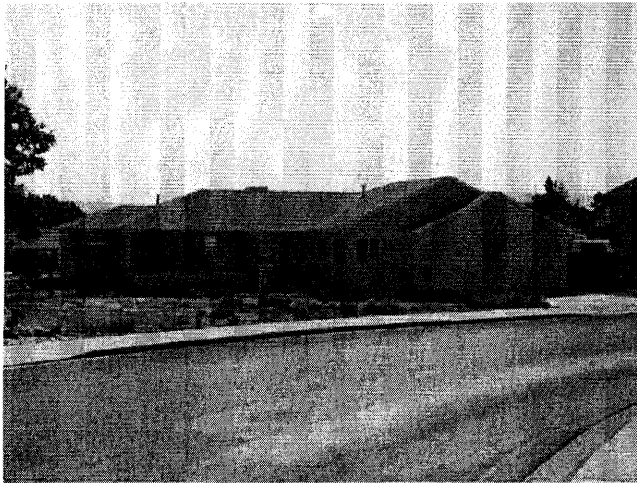
Building Description

Building #:	1
Units:	1
Architectural Desc.:	RANCH
Quality:	average
Actual Year Built:	2001
Effective Year Built:	2001
Rooms:	6
Bedrooms:	3
Bathrooms:	2
Heat Type:	HOT WATER
Heat Fuel:	GAS
Heated Sq. Ft.:	1831
Air Cond:	ROOF TOP AIR
Frame:	WOOD FRAME
Wall:	FR STUCCO
Roof Cover:	ASPH/COMP S
Commercial Wall Ht.:	0
Commercial Fixtures:	0



Area	SqFt	Area	SqFt
BAS	= 1831	PTQ	= 357
UOP	= 189	FGR	= 600

Building Photos



Miscellaneous Building Information

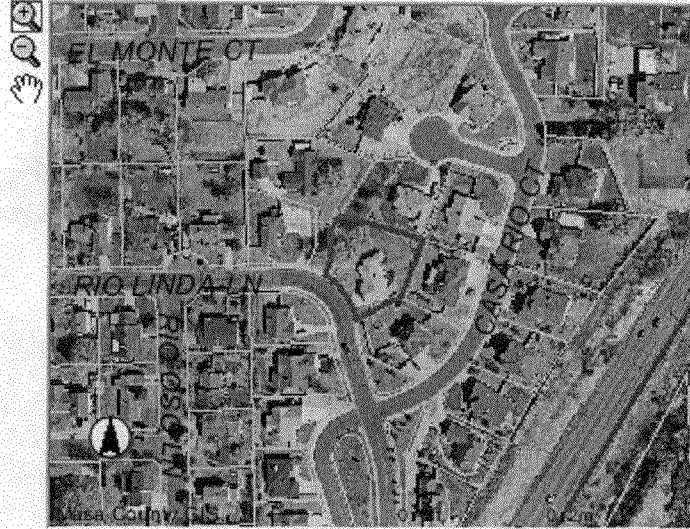
The miscellaneous items below are not tied to specific buildings.

Year Built	Miscellaneous Description
2001	JETTED TUB
2001	FIREPLACE-GAS LOG

Tax Information

Report Date: 2/28/2008

Parcel Number: 2945-071-34-021
 Location: 560 RIO LINDA LN
 Mailing Address: 560 RIO LINDA LN
 GRAND JUNCTION, CO 81503-1232
 Owner: MICHAEL L BRIDGEWATER
 Company Name:
 Joint Owner: SHARON R BRIDGEWATER
 Neighborhood: Vista Del Rio Sub
 Assoc. Parcel:
 Title Status:



Air Photography Dates from 2007 and 2003

Tax Information

Latest TAC (Tax Area Code): 18175

Tax Year	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	Mill Levy	Special Tax	Taxes
2008	\$213,390	\$83,000	\$296,390	\$16,990	\$6,610	\$23,600	0.064814*	\$0.00	\$1,529.61
2007	\$213,390	\$83,000	\$296,390	\$16,990	\$6,610	\$23,600	0.064814	\$0.00	\$1,529.61
2006	\$184,990	\$50,000	\$234,990	\$14,730	\$3,980	\$18,710	0.070389	\$0.00	\$1,316.98

*2008 Estimated Tax is Using 2007 Mill Levy

Sales

Date	Grantor	Book	Page	Sale Price	Document Type
06/22/2001		2873	488	\$39,900	WDJT

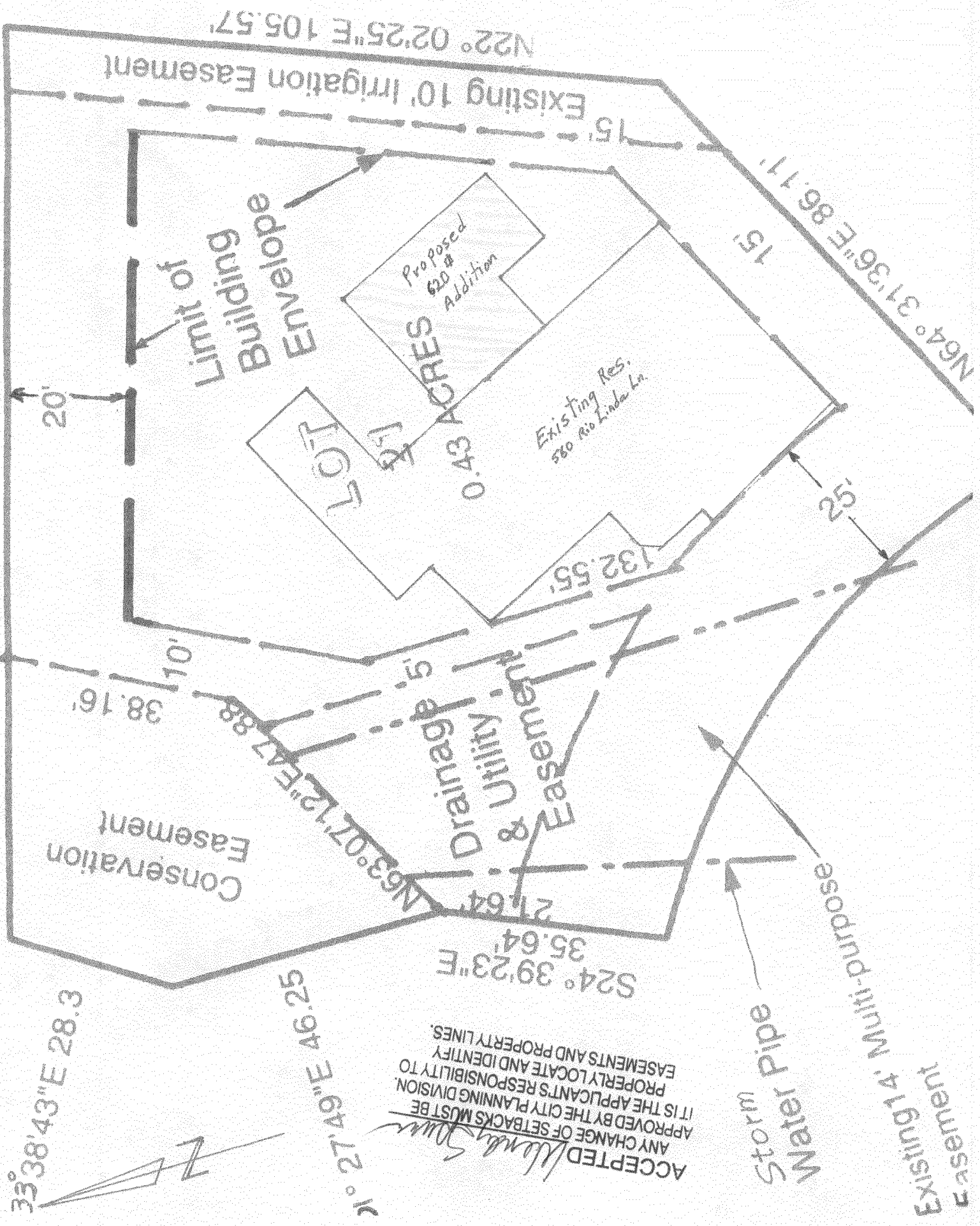
Legal Description

LOT 21 VISTA DEL RIO SUBDIVISION FILING 3 SEC 7 1S 1W & AN UND INT IN OPENSACES

Land Description

Land#	Units	Unit Desc.	Use Code	Use Desc.
1	1	Lot	1112	Single Family Resi

Acreage is approximate and should not be used in lieu of Legal Documents



ACCEPTED *Melany Smith*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.