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PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Public Works & Planning Department

Building Address 560 Casa Rio Ct.
 Parcel No. 2945-071-34-006
 Subdivision Vista Del Rio
 Filing 3 Block - Lot 6

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2610 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 24,132.24 Sq. Ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2610
 Height of Proposed Structure Ground Level

OWNER INFORMATION:

Name Stephanie Hille
 Address 560 Casa Rio Ct.
 City / State / C.O. Colo. 81507

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Pool 16x32

APPLICANT INFORMATION:

Name Quality Pools
 Address 2522 Hwy 6 # 50
 City / State / C.O. Colo. 81505
 Telephone 970-260-4959

***TYPE OF HOME PROPOSED:**

Site Built
 Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

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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 PLANNING STAFF	
ZONE <u>RP</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>15</u> from PL Rear <u>25</u> from PL	Floodplain Certificate Required: YES <u>NO</u>
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 6-7-2010
 Planning Approval [Signature] Date 6/8/10

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>6/8/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



ACCEPTED *Pet Ombly 6/8/10*

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.

