

FEE \$	12.65
TCP \$	1.00
SIF \$	1.00



BLDG PERMIT NO 69337

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

BLDG ADDRESS 555 CSA Rio Ct TAX SCHEDULE NO 2945-071-34023  
 SUBDIVISION List Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,951  
 FILING BLK 3 LOT 23 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Ice Skating Inc NO. OF DWELLING UNITS BEFORE 0 AFTER 1 THIS CONSTRUCTION  
 (1) ADDRESS 2050 4th Ave Ct NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 242-5779 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_

**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 R-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 5 from property line (PL) Parking Reqmt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear 5 from PL  
 Maximum Height \_\_\_\_\_ CENSUS TRAFFIC ANN# \_\_\_\_\_

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 [Signature] Date 3-30-99

Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12082

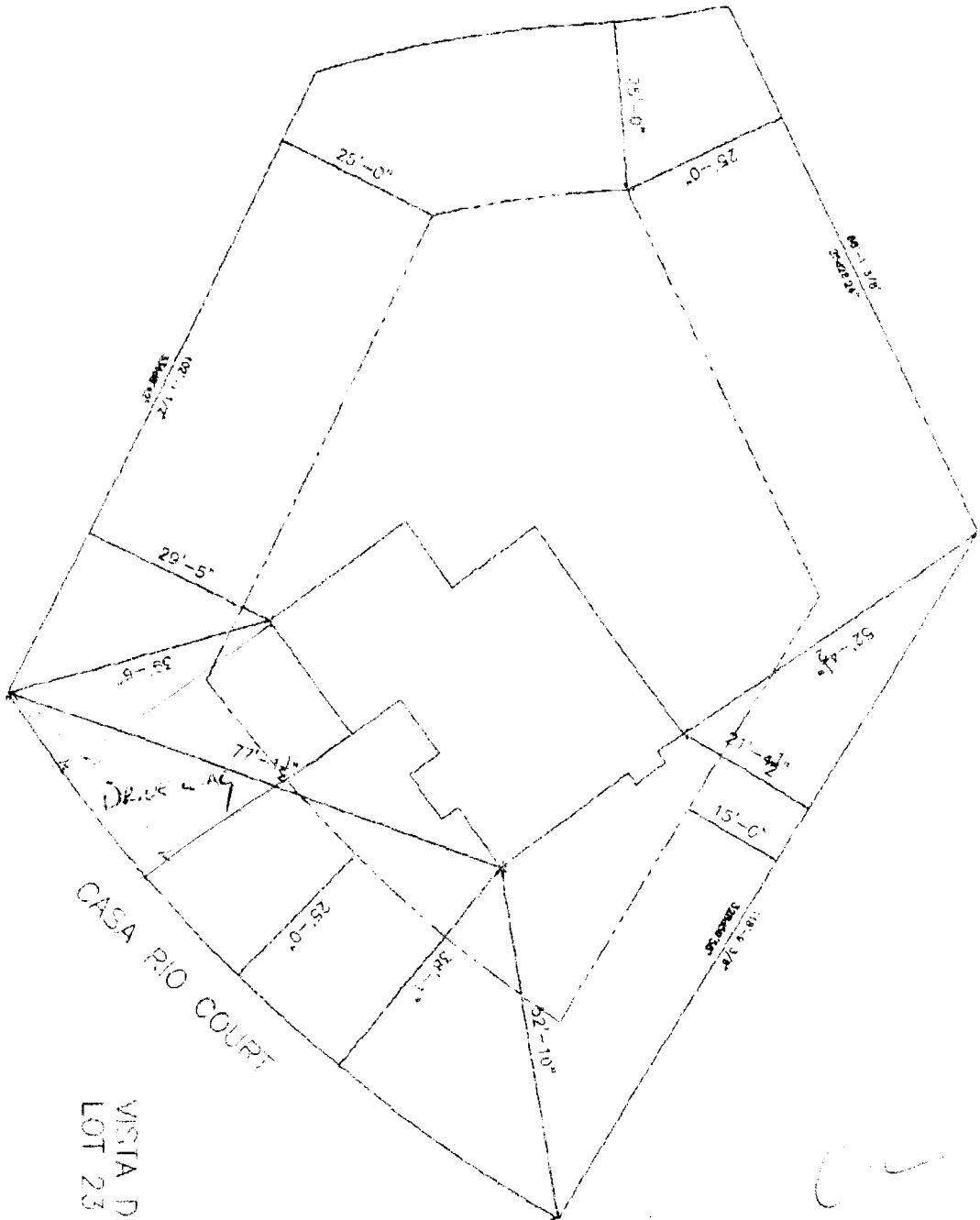
Utility Accounting R Duncan Date 3/31/99

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)

*Handwritten:* 4/30/99

UNRECORDED DEED...  
RECORDED IN...  
BOOK...  
PAGE...



**PLAT PLAN**  
SCALE 1/8" = 1'-0" (EXCEPT WHERE NOTED)

CASA RIO COURT

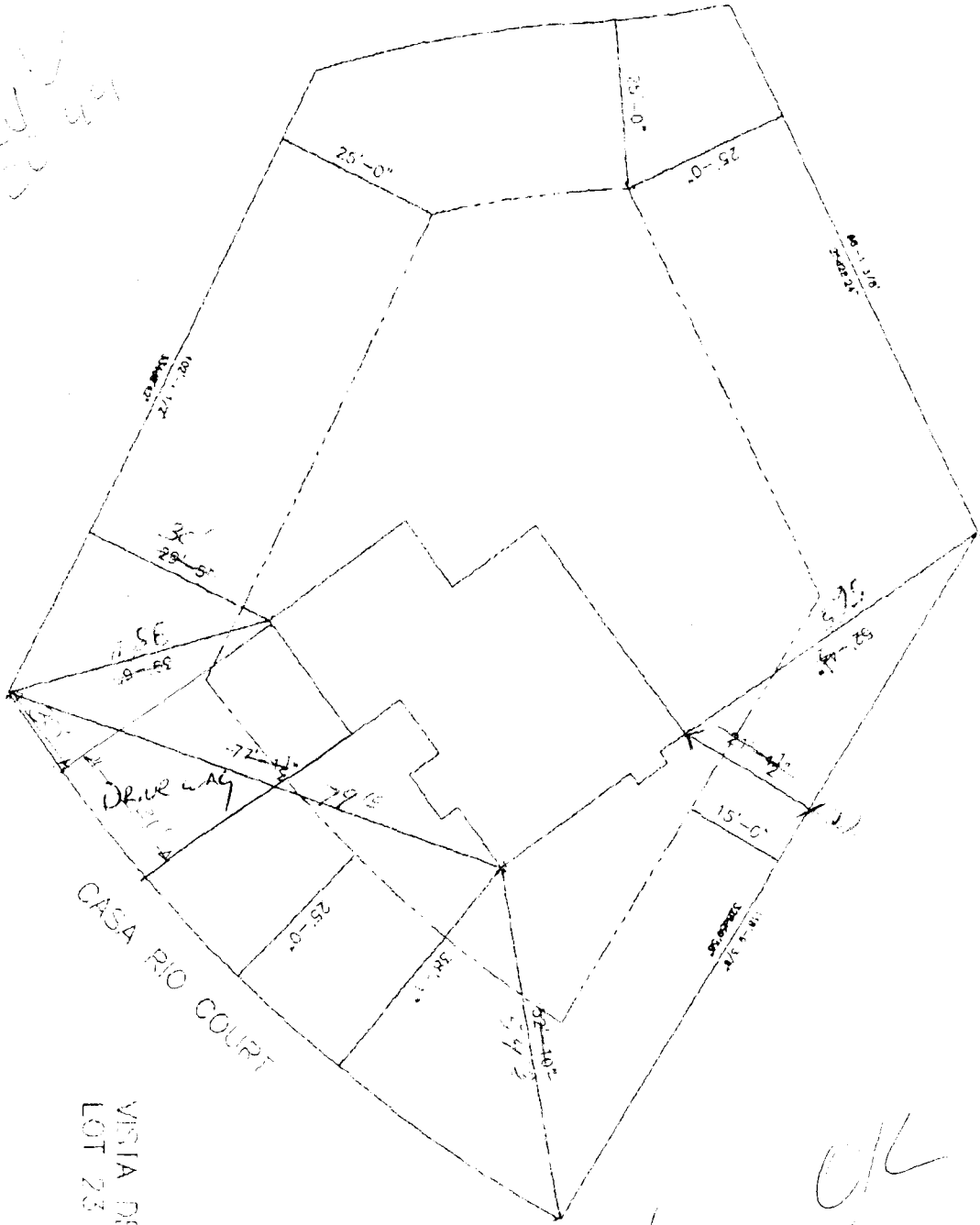
VISTA DEL RIO  
LOT 23

*Handwritten:* Done  
Book down  
3-31-99

*Handwritten notes:*  
32  
7/20/99  
2/22/99

*Vertical text on right edge:*  
1. A 10' easement for the location of water to 400' deep  
and proposed street is shown.

**PLOT PLAN**  
SCALE 1/8" = 1'-0" (CITY MENT NOTES)



VISIA DEL RIO  
LOT 23

*Handwritten notes:*  
Review OK  
Back down  
2-31-99