

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69205

44

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

BLDG ADDRESS 563 [REDACTED] Rio Grande TAX SCHEDULE NO. 2945-071-33-004

SUBDIVISION Vista del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1743

FILING BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) ~~1743~~

(1) OWNER ACCI NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS PO Box 511 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-7808 USE OF EXISTING BLDGS Residence

(2) APPLICANT [REDACTED] DESCRIPTION OF WORK AND INTENDED USE:
Residence

(2) ADDRESS _____

(2) TELEPHONE [REDACTED]

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 PR-1.0e Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____ CENSUS 1402 TRAFFIC 90 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 Shelly Williams Date 3-10-99

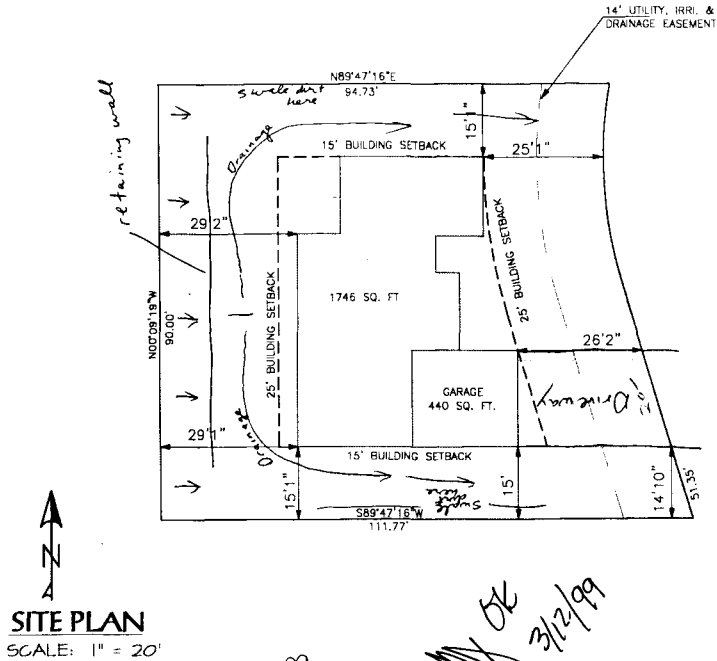
Department Approval X. Valdez Date 3-18-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 12041

Utility Accounting [Signature] Date 3-18-99

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)



SITE PLAN
SCALE: 1" = 20'

ACCEPTED *KV 3-18-99*
ANY CHANGE OF SETBACKS MUST
BE APPROVED BY THE CITY PLANNING
DEPT. IT IS THE RESPONSIBILITY
OF THE APPLICANT TO VERIFY AND
LOCATE AND LOCUS THE EASEMENTS
AND PROPERTY LINES.

OK
3/12/99

VISTA DEL RIO SUBDIVISION
LOT 4, FILING 1
563 RIO BORDE COURT

Done OK
Rich Davis
3-17-99

ADVANCED CONSTRUCTION
& CONCRETE, INC.

RIO BORDE COURT