

FEE \$	10.-
TCP \$	-
SIF \$	292.-



BLDG PERMIT NO. 65515

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 554 Casa Rio Ct. TAX SCHEDULE NO. 2945-071-34-003  
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2040  
 FILING 3 BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Parsony Blvd LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 690 29 1/2 Rd.  
 (1) TELEPHONE 260-6464 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT R. Parsony USE OF EXISTING BLDGS ~~Residence~~ NA  
 (2) ADDRESS 690 29 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 260-6464 Residence

**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-1.86 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 10' from PL Rear 25' from PL Special Conditions Per building envelope  
 Maximum Height \_\_\_\_\_ CENSUS 402 TRAFFIC 90 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Robert L. Parsony Date 6/10/98  
 Department Approval K. Valdez Date 10-10-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 85415

Utility Accounting R. Raymond Date 6/10/98

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)

R=230.00 CH: N46°02'15"E  
Δ=31°00'31" 227.57'

554 Casa Rio Ct L=238.28' T=

40.11'

554

3

0.28 ACRES

ACCEPTED KV 6-10-98  
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.

DRIVEWAY LOCATED AT  
BE DATED 6/2/98

564.32.15'E 129.20'

565.59.27'E 121.31'

87.75'

29

14'

16'

27'

25'

0.

R=230.00. CH: N46°02'15"E  
227.57'

Δ=54°00'31"

L=238.28' T.

5521 Casa Rio

3

40.11'

554

DRIVEWAY

28'6"

21'10"

56559.27'E

121.31'

56432.15'E 129.20'

29

3  
0.28 ACRES

Revised

ACCEPTED

KV 6.25-98

LOCATE AND MARK PROPERTY LINES

19'3"

28'6"

87.75'

DRIVEWAY LOCATED OK  
RE CHECKED 6/2/98