

FEE \$	<del>10</del>
TCP \$	
SIF \$	292



BLDG PERMIT NO. 65516

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 556 Casa Rio Ct. TAX SCHEDULE NO. 2945-071-34-004  
 SUBDIVISION Vista Del Rio SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2663  
 FILING 3 BLK \_\_\_\_\_ LOT 4 SQ. FT. OF EXISTING BLDG(S) NA  
 (1) OWNER Darssing Bldg. LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 690 29 1/2 Rd.  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 260-6464 USE OF EXISTING BLDGS NA  
 (2) APPLICANT R. Darssing DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 690 29 1/2 Rd.  
 (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-1.8u 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 1402 TRAFFIC 90 ANN# \_\_\_\_\_

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 R. Darssing Date 6/10/98  
 Department Approval K. Valdez Date 6-10-98

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11354

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)

02°15' E  
18.28' T=127.79'

556 Casario Ct

556

4

0.27 ACRES

ACCEPTED ~~XV 6-10-96~~  
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.

10' Irrigation Easement

100.55'

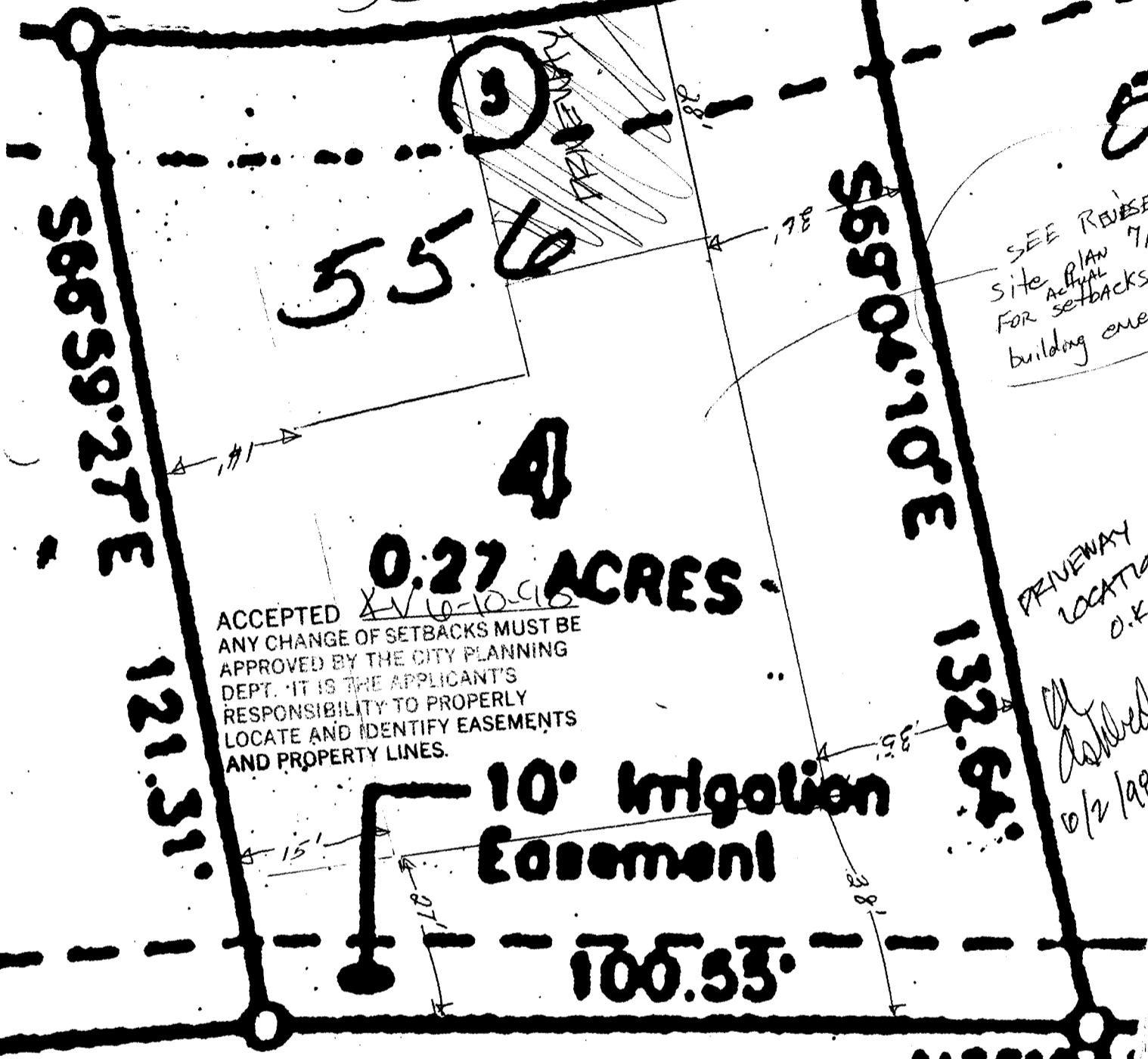
N35°01'

99.54' WCRON / N39°12'44" E

SEE REVISED Site ACTUAL FOR setbacks & building envelope 7/18/98

DRIVEWAY LOCATION O.K.

OK Ashford 10/2/98



15° E

18° T=127.79'

91.97'

55

ACCEPTED CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8/27/98

0.32

121.31'

556

Driveway

32'

S69°04'10"E

4  
0.27 ACRES

132.64'

10' Irrigation Easement

100.55'

N35°01'11"

DRIVEWAY LOCATION OR AIRLINE 1/9/98

99.54' MCROW / N39°12'44"E