

| | |
|--------|-------------------|
| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |
| SIF \$ | 292 ⁰⁰ |



BLDG PERMIT NO. 46225

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 568 CASA REO CT TAX SCHEDULE NO. 2945-071-34-009

SUBDIVISION VISTA DEL REO SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2632

FILING 3 BLK _____ LOT 9 SQ. FT. OF EXISTING BLDG(S) - 0

(1) OWNER PAUL WISECUP NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 543 MAIN ST #4 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-3511 USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) APPLICANT ~~PAUL~~ Diane DESCRIPTION OF WORK AND INTENDED USE:
SINGLE FAMILY RESIDENCE

(2) ADDRESS _____

(2) TELEPHONE 243-1985

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 PR1.86 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or - from center of ROW, whichever is greater

Side 5-10' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____ CENSUS 1402 TRAFFIC 9D 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 Paul Wise Cup Date 7/16/98

Department Approval Antonia Costello Date 7-21-98

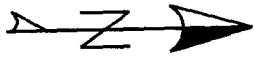
Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11463

Utility Accounting Jeanne Whipple Date 7/21/98

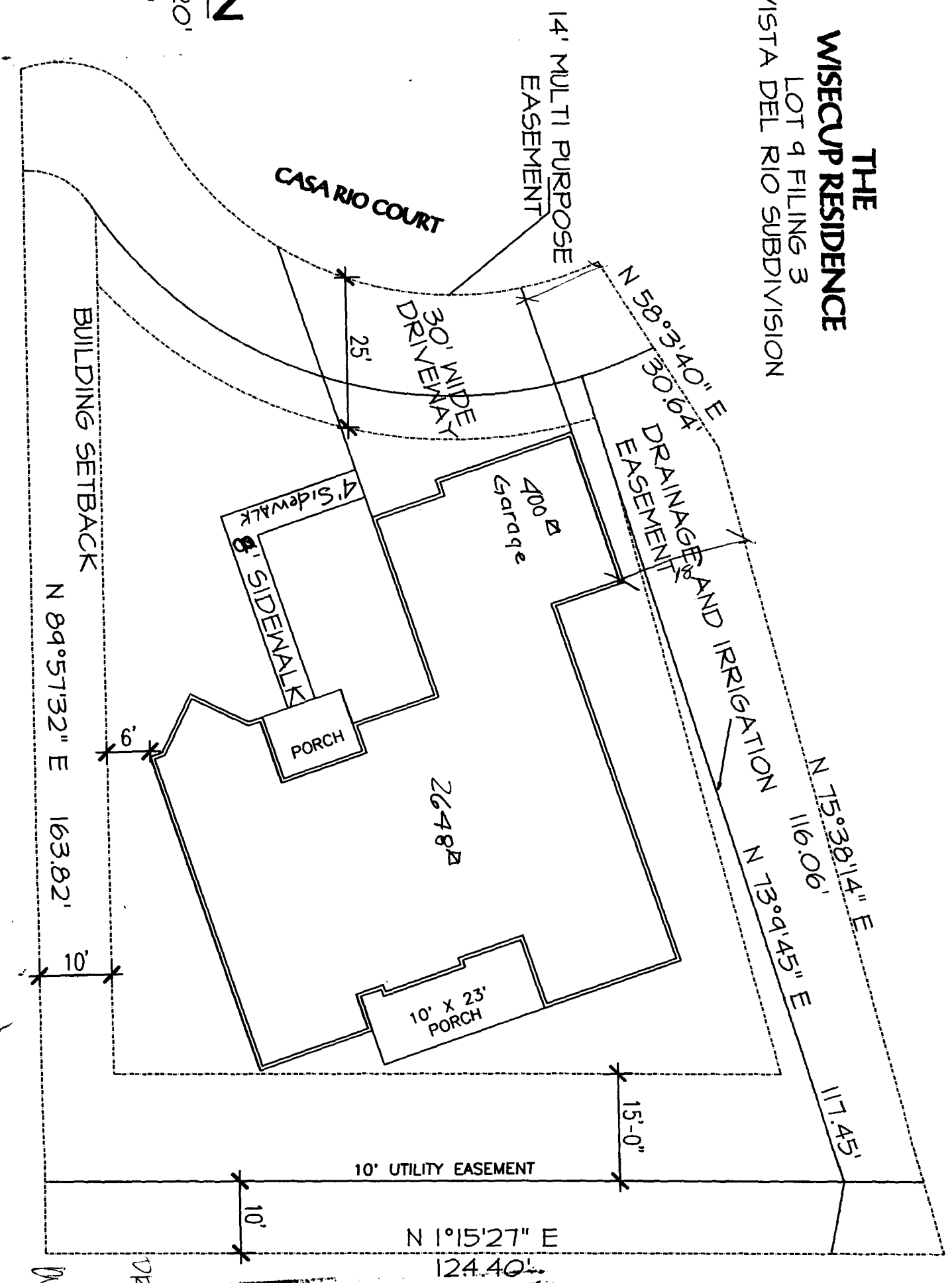
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE WISECUP RESIDENCE
 LOT 9 FILING 3
 VISTA DEL RIO SUBDIVISION



SITE PLAN
 SCALE: 1" = 20'
 0.34 ACRES



ACCEPTED SLC 7-21-98
 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.

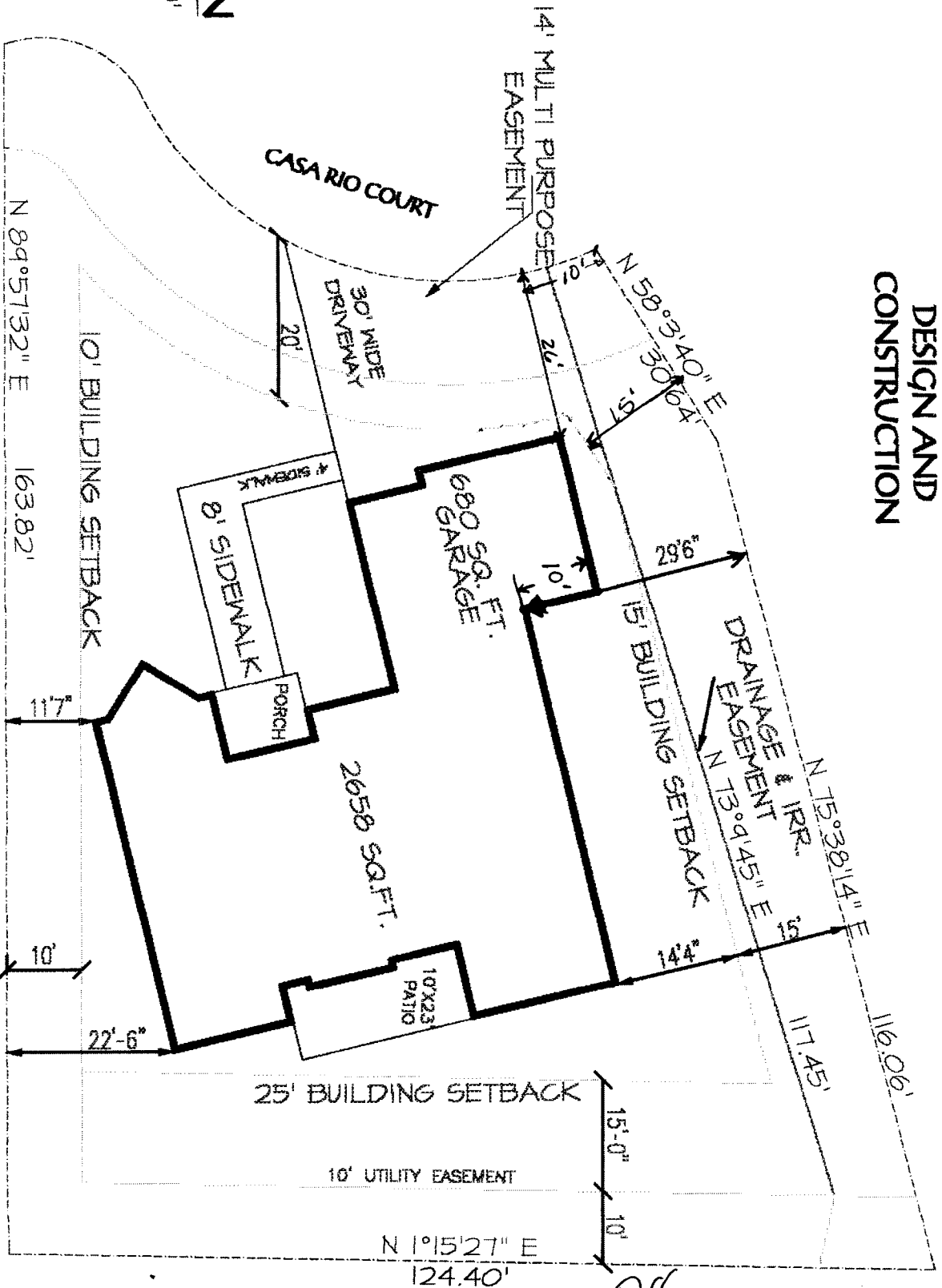
DRIVEWAY WIDTH OK
in approval 7/20/98

**AUSTIN AND AUGUSTA
DESIGN AND
CONSTRUCTION**



SITE PLAN

SCALE: 1" = 20'
0.34 ACRES



**THE
WISSEKUP RESIDENCE**
LOT 4 FILING 3
VISTA DEL RIO SUBDIVISION

*Revised
XV 9-16-98*

*Done OK
Rick Davis
9-16-98*

ACCEPTED
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.