

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ _____

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

BLDG PERMIT NO. 87989



Your Bridge to a Better Community

BLDG ADDRESS 558 Casa Rio Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 456 sq. ft  
 TAX SCHEDULE NO. 2945-071-34-005 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 3 BLK \_\_\_\_\_ LOT 5 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER McCallister NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 558 Casa Rio Ct USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 245-3989 DESCRIPTION OF WORK & INTENDED USE Enclosed Porch  
 (2) APPLICANT Tolman Builders TYPE OF HOME PROPOSED: N/A  
 (2) ADDRESS 2664 Paradise Drive  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 245-3166 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 PO Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' on W side & 20' on EAST side Parking Req'mt \_\_\_\_\_  
 Side 10' from PL, Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 John J. Tolman Date 2/5/03  
 Department Approval Misha Aragon Date 2/5/03

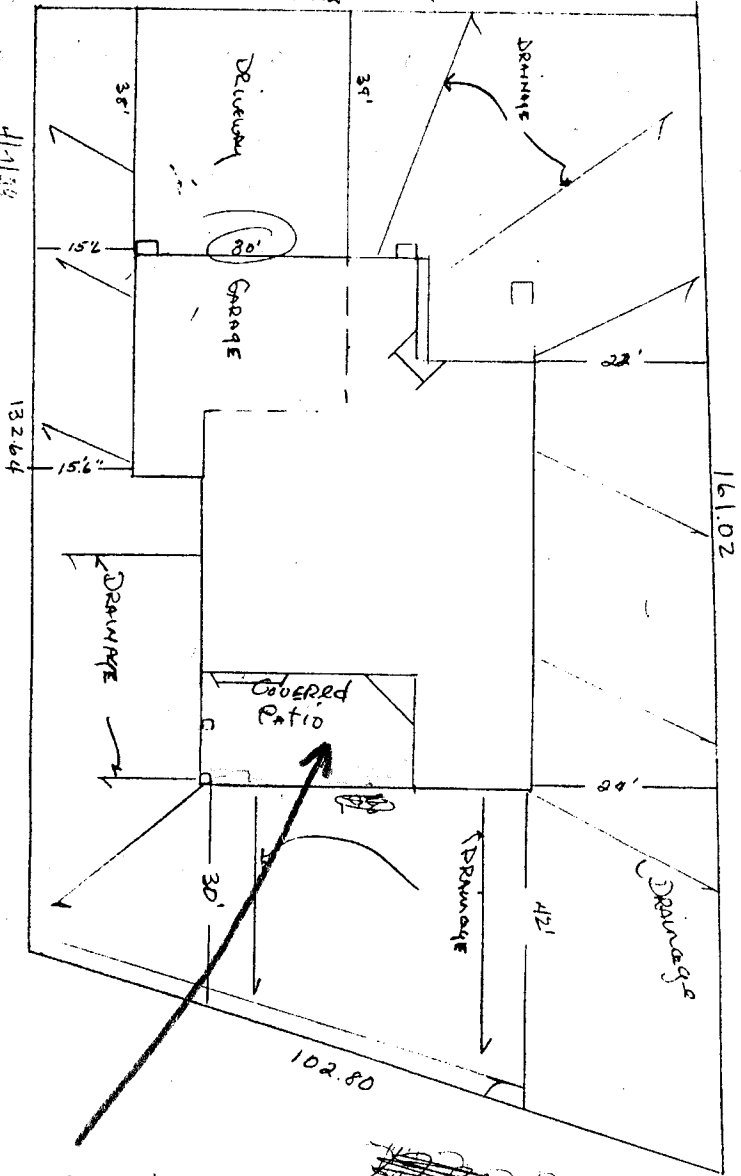
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Tracy [Signature]</u>		Date <u>2/5/03</u>

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)

Case Rio Ct.

91.92



155 S. Cedar Street  
 Lot E, Hillside  
 Fish

Project #3

OK  
 Bill Dean  
 Feb 11-5-99

Patio Area  
 to be enclosed.

558  
 Lot 5  
 Vista  
 Quincy

ACCEPTED Y. Hsu 2/5/03  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 STATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.