

DATE SUBMITTED 3/28/94

BUILDING PERMIT NO. 48684

FEE \$ 5.00

Garage 48685

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

BLDG ADDRESS 2374 E PIAZZA PL
SUBDIVISION PARADIGAN ESTATES
FILING Replat Lot 1 Block ONE
BLK _____ LOT _____
TAX SCHEDULE NO. 2945-011-46-022
OWNER ROBERT K. OR LINDA L. SACCO
ADDRESS 2656 CHESTNUT CT
TELEPHONE (303) 241-4567

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2570 sq ft
SQ. FT. OF EXISTING BLDG(S) NONE
NO. OF FAMILY UNITS 1
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NONE
DESCRIPTION OF WORK AND INTENDED USE:
NEW HOME CONST

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE FR
SETBACKS: Front 20 from property line or _____ from center of ROW, whichever is greater
Side 15 from property line
Rear 40 from property line
Maximum Height _____
Maximum coverage of lot by structures _____

DESIGNATED FLOODPLAIN: YES _____ NO X
GEOLOGIC HAZARD: YES _____ NO X
CENSUS TRACT 10 TRAFFIC ZONE 2
PARKING REQ'MT _____
SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]
Date Approved 3/28/94 Date 3-28-94

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

(White: Planning) (Yellow: Customer) (Blue: Building Department)

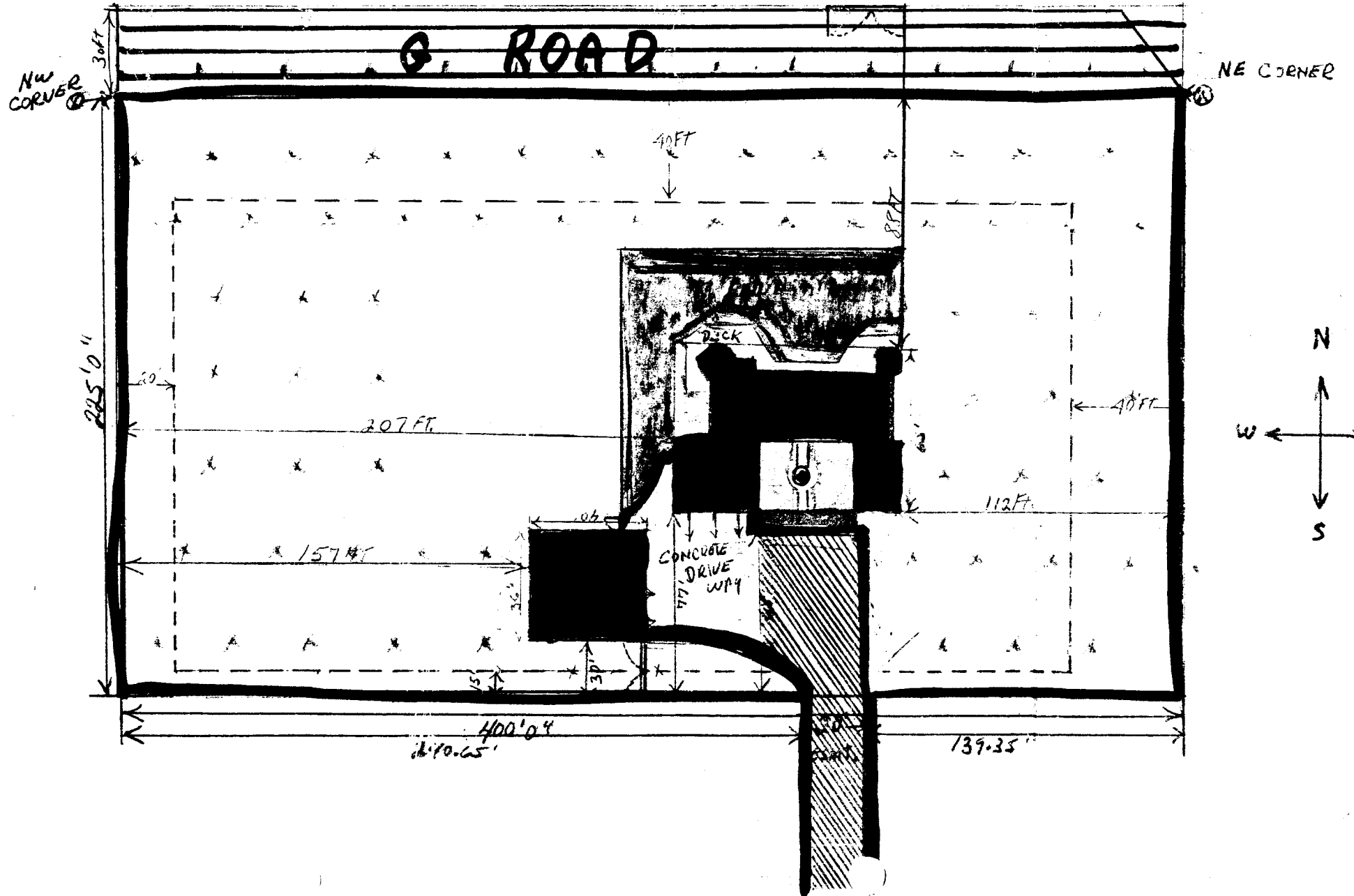
REPLAT LOT 1 BLOCK ONE PTARMIGAN ESTATES

HOUSE & GARAGE PROPOSED LOCATION

ADDRESS: 2374 EAST PIAZZA PLACE

OWNER: ROBERT K. SACCO

APPROX SCALE: 1" = 50 FT.



ACCEPTED KKA 3/28/94
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.