

SEE \$ 10<sup>00</sup>  
TCP \$ 500<sup>00</sup>

BLDG PERMIT NO. 5-2537

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

3022-9445-01

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2460 E. Piazza Ct. TAX SCHEDULE NO. 2945-011-77-003  
 SUBDIVISION Vista del Norte SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER John Watson NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS 2755 North Ave  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Dale Cole USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 2755 North Ave DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 248-5497 New Residential duplex

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'tmt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ CENS.T. 10 T.ZONE 20 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 Jill Cross Date 6/13/95  
 Department Approval Marcia Babidany Date 6-13-95

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8391 1/2 Duplex

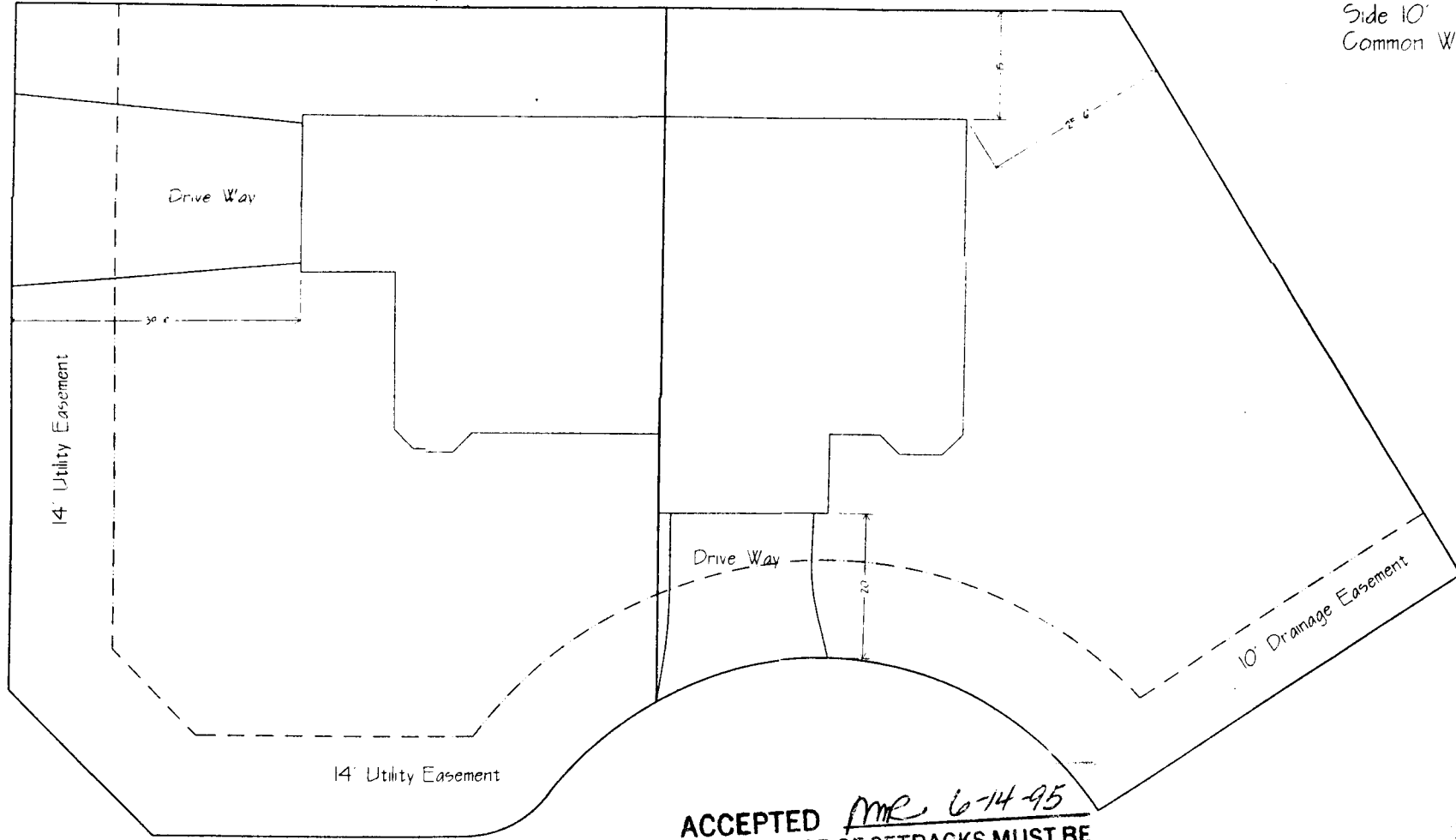
Utility Accounting Miller Fowler Date 6-14-95

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)

SET BACKS

From Property Line  
Front 20'  
Rear 15'  
Side 10'  
Common Wall 0'



ALIASAZI COURT

2400  
EAST PIAZZA COURT

ACCEPTED *MR. 6-14-95*  
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.

NORTH